

# Public Land Auction

Calhoun

*August 3rd, 2017*

Calhoun County



***Location:***

Firekeepers Event Center  
11177 E Michigan Ave., Battle Creek,  
MI 49014

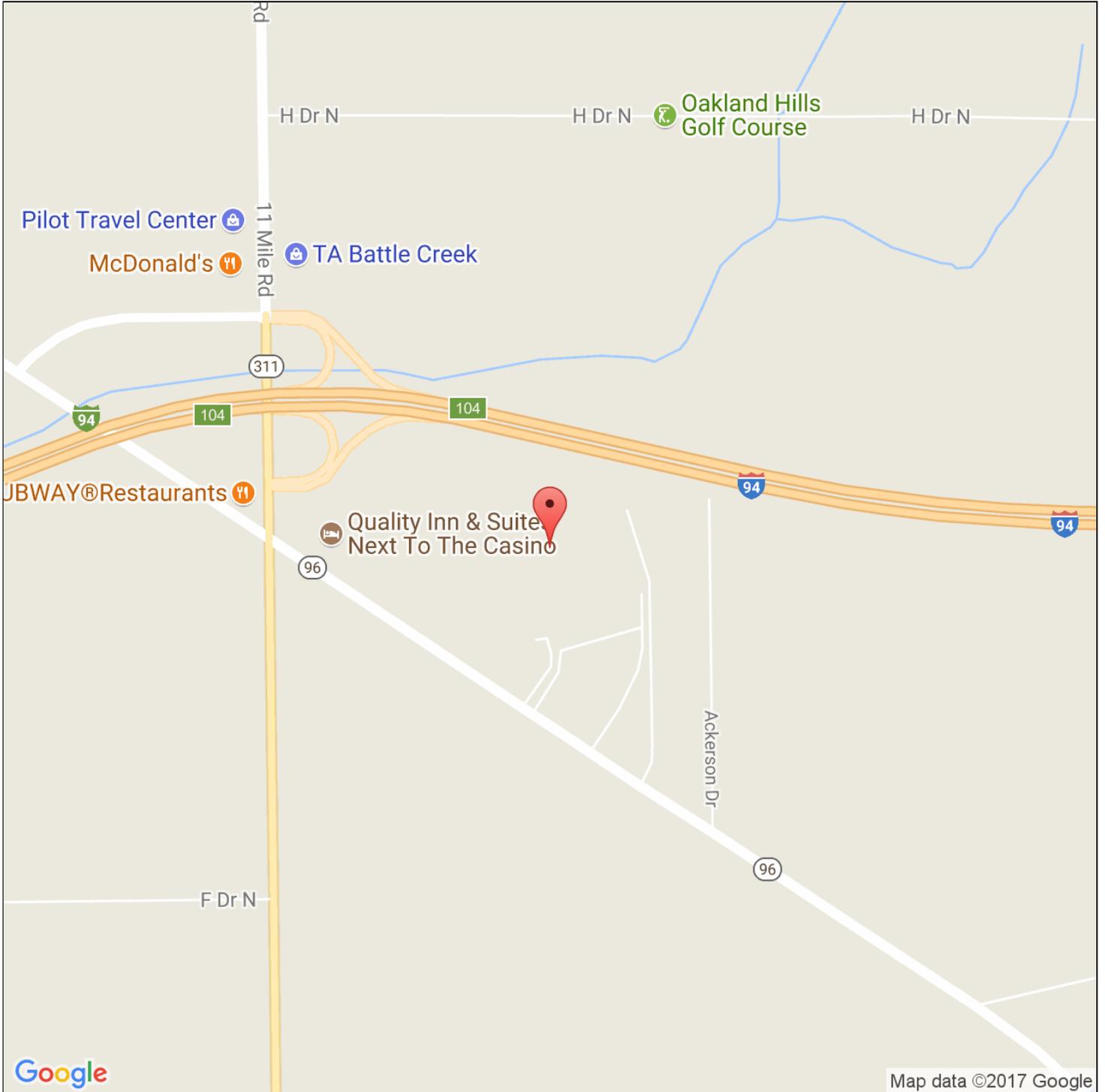
***Time:***

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

Firekeepers Event Center: 11177 E Michigan Ave., Battle Creek, MI 49014





[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.**

# Calhoun County

Lot #	Lot Information	Address	Min. Bid	Sold For
1102	<b>Parcel ID:</b> 01-108-141-00; <b>Legal Description:</b> . SUPR PLAT OF SCHULTZVILLE LOT 26 <b>Comments:</b> 3 bed 1 bath 2 story home in poor condition. Extensive debris and personal property throughout the house. Sanitation issues and garbage throughout the house. The house is hidden behind a very thick wall of vegetation. Old rundown shed in the back yard. A third party told us there may be boundary issues and a shared well. This property needs a lot of work. Appx 0.50 acres. Boundary Issues; Sanitation Issues And Garbage; Personal Property; <b>Summer Tax Due:</b> \$271.63	10084 25 1/2 MI RD ALBION;	\$4,000	
1103	<b>Parcel ID:</b> 02-032-005-01; <b>Legal Description:</b> ATHENS TWP/T4S R8W, SEC 32: BEG E 1/4 POST, N TO N LI CO. RD W'LY ALG RD 20 FT TO POB W ALG RD 208.71 FT N AT RT ANGL 208.71 FT E PAR TO RD 208.71 FT S 208.71 FT TO POB. PROPERTY ADDRESS" 2003 W DRIVE SOUTH <b>Comments:</b> One story home in poor shape. This property was occupied on last visit. Multiple dogs on the property. There is an older trailer that has been completely stripped to the shell. There is also a nice large metal storage barn with one garage door. There is large amount of debris on the property. Appx 1.00 acres. Personal Property; Occupied; Mobile Home; Beware Of Dog; <b>Summer Tax Due:</b> \$307.62	2003 W DRIVE SOUTH ATHENS;	\$4,100	
1104	<b>Parcel ID:</b> 04-026-015-02; <b>Legal Description:</b> BEDFORD TWP. SEC.26 T1S R8W PART SE1/4 NW 1/4 COM 208.4 FT W OF NE COR THEREOF W 166.72 FT S 82.5 FT E 166.72 FT N 82.5 FT TO BEG <b>Comments:</b> Vacant wooded lot behind a few homes. This property is landlocked. No road access. Appx 0.32 acres. No Road Access; <b>Summer Tax Due:</b> \$154.44	WAUBASCON RD BATTLE CREEK;	\$2,200	
1105	<b>Parcel ID:</b> 04-027-023-00; <b>Legal Description:</b> BEDFORD TWP. SEC.27 T1S R8W PART NW1/4 COM AT SW COR LOT 25 CREEK VIEW PARK W 75.8 FT N7DEG 16'W 86 FT TO SOUTH BANK WAUBASCON CREEK NE'LY ALG CREEK 61.3 FT TO CONCRETE MONUMENT S15DEG 18'E ALG W LINE LOTS 24 & 25 CREEK VIEW PARK 104.6 FT TO BEG. <b>Comments:</b> Mostly grassy vacant lot. This property is landlocked. No road access. Appx 0.13 acres. No Road Access; <b>Summer Tax Due:</b> \$25.09	CREEKVIEW DR BATTLE CREEK;	\$950	
1106	<b>Parcel ID:</b> 04-100-044-00; <b>Legal Description:</b> BEDFORD TWP. BROOKSIDE PARK LOT 47 <b>Comments:</b> Vacant wooded lot in between other wooded lots. Thick vegetation throughout the property. Nice building site. Many trees of all sizes. Appx 0.20 acres. <b>Summer Tax Due:</b> \$24.99	JOHN BRIA RD BATTLE CREEK;	\$1,200	
1107	<b>Parcel ID:</b> 04-220-029-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 3 <b>Comments:</b> Vacant wooded lot in between a gas station and a house. Very thick vegetation throughout the property. Many trees of all sizes. No driveway. Appx 0.38 acres. <b>Summer Tax Due:</b> \$32.65	HUSSEY AVE BATTLE CREEK;	\$1,200	
1108	<b>Parcel ID:</b> 04-220-030-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 4 <b>Comments:</b> Commercial vacant wooded lot next to lot 1109. Thick vegetation throughout the property. Trees of all sizes. Appx 0.23 acres. <b>Summer Tax Due:</b> \$21.30	PRUDENCE LN E BATTLE CREEK;	\$1,100	

1109	<b>Parcel ID:</b> 04-220-031-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 5 <b>Comments:</b> Commercial vacant wooded lot in between lots 1108 and 1110. Thick vegetation throughout the property. Trees of all sizes. Appx 0.23 acres. <b>Summer Tax Due:</b> \$21.30	PRUDENCE LN E BATTLE CREEK;	\$1,100	
1110	<b>Parcel ID:</b> 04-220-032-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 6 <b>Comments:</b> Commercial vacant wooded lot in between lots 1111 and 1109. Thick vegetation throughout the property. Trees of all sizes. Appx 0.23 acres. <b>Summer Tax Due:</b> \$21.30	PRUDENCE LN E BATTLE CREEK;	\$1,100	
1111	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 04-220-033-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 7 <b>Comments:</b> Commercial vacant wooded corner lot with thick vegetation. Trees of all sizes throughout the property. Appx 0.15 acres.  (2 of 2) <b>Parcel ID:</b> 04-220-034-00; <b>Legal Description:</b> BEDFORD TWP. HUSSEY MANOR LOT 8 <b>Comments:</b> Vacant wooded lot with thick vegetation. Trees of all sizes throughout the property. Appx 0.15 acres. <b>Summer Tax Due:</b> \$68.53	PRUDENCE LN E BATTLE CREEK;  MICHIGAN AVE W BATTLE CREEK;	\$2,100	
1113	<b>Parcel ID:</b> 04-280-195-00; <b>Legal Description:</b> BEDFORD TWP. LEVEL PARK, BLOCK N LOT 7 EXC W 66 FT <b>Comments:</b> Vacant wooded lot in between 2 homes. Very thick vegetation throughout the property. A few large trees but mostly bushes and small trees. Appx 0.22 acres. <b>Summer Tax Due:</b> \$98.78	COOK AVE BATTLE CREEK;	\$1,800	
1114	<b>Parcel ID:</b> 04-360-049-01; <b>Legal Description:</b> BEDFORD TWP. MEADOW-LAWN PARK S1/2 LOT 56 <b>Comments:</b> Small 1 Story 1 bed 1 bath home in fair condition. Vinyl siding is in fair condition. The roofs to the front and back porches need work. The roof on the house is in fair condition. There is quite a bit of personal property and garbage. Fenced in back yard with an old rundown shed. On last visit this property was occupied. Appx 0.12 acres. <b>Summer Tax Due:</b> \$327.79	215 NEWBURN DR BATTLE CREEK;	\$3,800	
1116	<b>Parcel ID:</b> 04-370-177-00; <b>Legal Description:</b> BEDFORD TWP. MORGAN WOODS OUTLOT B <b>Comments:</b> Grassy vacant lot in between 2 homes. A few large trees on the property. Nice building site in a good neighborhood. Appx 0.20 acres. <b>Summer Tax Due:</b> \$10.48	HOMECREST RD BATTLE CREEK;	\$1,400	
1117	<b>Parcel ID:</b> 04-430-034-00; <b>Legal Description:</b> BEDFORD TWP. ORCHARD PARK NO.5 LOT 201 EXC COM AT SE COR THEREOF N 132 FT W 80 FT S19DEG 27'30"W 139.13 FT E 123.97 FT TO BEG. <b>Comments:</b> 1 Story home in fair condition with an attached 2 car garage. Concrete driveway leading to the garage. Shingled roof and vinyl siding in fair condition. Grassy fenced in back yard. A few very large trees that make for nice shade. On last visit this home was occupied. Appx 0.33 acres. Occupied; <b>Summer Tax Due:</b> \$407.36	125 SARATOGA AVE BATTLE CREEK;	\$4,600	
1119	<b>Parcel ID:</b> 04-530-015-01; <b>Legal Description:</b> BEDFORD TWP RIO VISTA GARDENS E 198 FT OF LOT 15 <b>Comments:</b> Vacant wooded lot at the end of a cul-de-sac. Thick vegetation throughout the property with many large trees. Would make for a nice addition to adjoining properties or building site. Appx 0.60 <b>Summer Tax Due:</b> \$8.30	PARROTT DR BATTLE CREEK;	\$1,000	

1121	<b>Parcel ID:</b> 0430-00-014-0; <b>Legal Description:</b> A D CLARKS ADD LOT 14 <b>Comments:</b> Large 3 bed 1 1/2 bath home in fair condition. Old detached 1 car garage. Fenced in grassy yard. Shingle roof and vinyl siding are in fair condition. Good bone structure. There is quite a bit of debris and garbage in the house. Solid foundation. Appx 0.19 acres. <b>Summer Tax Due:</b> \$790.04	39 S UNION ST BATTLE CREEK;	\$4,900	
1122	<b>Parcel ID:</b> 0520-00-041-0; <b>Legal Description:</b> AMENDED PLAT OF AL E CUMMINGS ADD S 34 FT OF E 82.5 FT OF LOT 30 <b>Comments:</b> Small grassy vacant lot. Driveway access to the road. No vegetation or trees. Appx 0.06 acres. <b>Summer Tax Due:</b> \$12.82	MEACHEM AVE BATTLE CREEK;	\$850	
1123	<b>Parcel ID:</b> 07-027-030-03; <b>Legal Description:</b> CLARENDON TWP SEC 22 BEG SW COR E 1/2 OF SE 1/4 OF SW 1/4 N 150' E 270' S 150' W 290' 0.9 ACRES M/L <b>Comments:</b> This old mobile unit is in very poor condition and falling apart. Dozier bait. Old storage building is in poor condition as well. Extensive debris in both structures. Large grassy yard with a few good sized trees. Appx 0.71 acres. <b>Summer Tax Due:</b> \$118.59	21341 T DRIVE SOUTH HOMER;	\$2,900	
1124	<b>Parcel ID:</b> 0700-00-038-0; <b>Legal Description:</b> AVERYS ADD TO URB N 49 1/2FT OF LOT 38 007000038 <b>Comments:</b> 3 Bed 1 bath home in poor condition. 2 car detached garage that appears to be in fair condition. Roof looks old and uneven. Ceilings are caving in throughout the house. Floor is caving in one room. Michigan basement. Driveway leading to the garage in the back yard. Appx 0.15 acres. <b>Summer Tax Due:</b> \$1,090.69	43 AVERY AVE BATTLE CREEK;	\$6,300	
1125	<b>Parcel ID:</b> 10-003-001-03; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 3: PART NE FRL 1/4 COM AT INT N SEC LINE & C/L 9 1/2 MILE RD. S ALG SD C/L 494.19 FT W 939.58 FT N 508.37 FT TO N SEC LINE E 941.55 FT ALG N SEC LINE TO POB. <b>Comments:</b> This ranch style home is in good condition. Poured concrete foundation is solid. Vinyl siding is in good condition. It has an attached 2 car garage and another detached 2 car garage. Both structures are in good condition. There is a large old storage barn on the property that is in fair condition. This is a beautiful property. Mostly woodlands behind the house which could be use for hunting. Large grassy front yard with some nice trees. On last visit this property was occupied. Appx 10.30 acres. Occupied; <b>Summer Tax Due:</b> \$2,681.34	17975 9 1/2 MILE RD. BATTLE CREEK;	\$14,750	
1130	<b>Parcel ID:</b> 10-190-014-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 5: BUSHEES ADDITION SUPERVISOR'S PLAT; LOT 33. <b>Comments:</b> Small grassy vacant lot. Next to a gravel driveway. No trees on the property. Appx 0.11 acres. <b>Summer Tax Due:</b> \$8.90	MILL RD./VACANT BATTLE CREEK;	\$800	
1131	<b>Parcel ID:</b> 10-220-031-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 18: ASSESSOR'S PLAT OF CLOVERLAWN SUBD.; LOT 55 (4 UNIT APT.BLDG) <b>Comments:</b> This is a large 2 story house with 4 units in fair condition. Roof is caved in on the detached 4 car garage. Shingle roof and vinyl siding appear to be in fair condition. Stone foundation. Multiple cats lingering around the property. On last visit at least one unit was occupied. Appx 0.15 acres. Occupied; <b>Summer Tax Due:</b> \$530.03	145 ILLINOIS ST. BATTLE CREEK;	\$8,600	

1134	<b>Parcel ID:</b> 10-320-067-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 8: ENGLEWOOD PARK; LOTS 113 & 114 <b>Comments:</b> Grassy vacant corner lot in a nice neighborhood. Property has a large rock near the front. A few trees and some vegetation near the back corner of the property. Appx 0.22 acres. <b>Summer Tax Due:</b> \$34.29	BOWERS ST./VACANT BATTLE CREEK;	\$1,100	
1136	<b>Parcel ID:</b> 10-510-002-00; <b>Legal Description:</b> EMMETT TWP/T2SR7W, SEC 4: HUYCK'S FIRST ADDITION TO BROWNLEE PARK; BLK.1, LOT 3 & 4 <b>Comments:</b> Mostly grassy vacant lot. Concrete driveway leading to where a house use to be. Dirt and gravel where the foundation was. Property has a well. 3 large trees on the property. Appx 0.19 acres. <b>Summer Tax Due:</b> \$40.51	307 ABERDEEN AVE. BATTLE CREEK;	\$1,300	
1138	<b>Parcel ID:</b> 10-750-010-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 5: VERONA ADDITIONS N. 40 FT OF LOT 10. <b>Comments:</b> Small grassy vacant lot in between 2 homes. Fenced in by all three neighbors fences. 1 Small tree in the back of the property. Appx 0.09 acres. <b>Summer Tax Due:</b> \$118.61	15 MAXWELL AVE. BATTLE CREEK;	\$2,000	
1141	<b>Parcel ID:</b> 1060-00-014-0; <b>Legal Description:</b> PART OF SW 1/4 OF SEC 8 T2S R7W: BEG AT PT ON E LI JAMES ST 615 FT S OF SW COR LOT 1 BELMONT TERRACE - S 50 FT - ELY 137.32 FT - N 50 FT - WLY 137.02 FT TO POB <b>Comments:</b> This is a nice 2 bed 1 bath brick home with a small shed. Home is in good condition and may be move in ready! Nice finished basement. Mechanical is intact. Shingle roof is in fair condition. Fenced in back yard. AC unit. Appx 0.16 acres. <b>Summer Tax Due:</b> \$922.95	161 JAMES ST BATTLE CREEK;	\$4,400	
1142	<b>Parcel ID:</b> 1060-00-058-0; <b>Legal Description:</b> BELMONT TERRACE LOTS 31 ,32 ,33 <b>Comments:</b> 2 bed 1 bath home with a detached 1 car garage and shed. The house and garage are in poor condition. The roof on the house is in fair condition. The garage roof has issues. The ceiling in the kitchen has collapsed. Early stages of black mold in the dining room that needs to be addressed quickly. This property needs a lot of work. Appx. 0.29 acres. Mold; <b>Summer Tax Due:</b> \$760.98	309 POST AVE BATTLE CREEK;	\$4,300	
1143	<b>Parcel ID:</b> 11-116-006-07; <b>Legal Description:</b> FREDONIA TWP SEC 16 T3S R6W THE W 428.64 FT OF THE N 203.25 FT OF THE W 891.4 FT OF THE S 1/2 OF NE 1/4 OF NE 1/4 2.00 AC <b>Comments:</b> One story home in poor condition. Extensive debris and garbage inside the home. Multiple cars and lawnmowers on the property. Small trailer in very poor condition full of debris. Detached 2 car garage in fair condition. This property needs a lot of work. On last visit this property was occupied. Appx 1.85 acres. Occupied; <b>Summer Tax Due:</b> \$381.76	9800 14 1/2 MILE RD MARSHALL;	\$3,300	
1145	<b>Parcel ID:</b> 1370-00-074-0; <b>Legal Description:</b> BURNHAMS SUB W E 49.5 FT OF LOT 48 <b>Comments:</b> 2 story home in fair condition. Shingle roof in fair condition. Paved driveway. Partially fenced in back yard. Debris in the back yard. Personal property. On last visit this property was occupied by renter. Appx 0.15 acres. Personal Property; Occupied; <b>Summer Tax Due:</b> \$703.01	39 HIGH ST BATTLE CREEK;	\$4,200	
1146	<b>Parcel ID:</b> 1490-00-084-0; <b>Legal Description:</b> CAINES ADD N 49.5 FT OF S 99 FT OF W 49.5 FT OF LOT 68, N 49.5 FT OF S 99 FT OF LOT 69 <b>Comments:</b> 4 bed 1 bath home with a detached garage. Overall fair condition. The roofs are in good condition. Shingle siding is in fair condition. There is a very large pile of old tires on the property. Extensive debris. Siding to the garage could use some work. Solid stone foundation. With a little work this could be a nice home. Appx 0.13 acres. <b>Summer Tax Due:</b> \$801.91	59 VALE ST BATTLE CREEK;	\$5,000	

1147	<b>Parcel ID:</b> 1490-00-117-0; <b>Legal Description:</b> CAINES ADD N 62 FT OF S 66 FT OF LOTS 92 & 93 <b>Comments:</b> Nice 2 Story brick home. Detached 1 car garage could use a new door. Shingle roof is in good condition. Finished basement. Some debris and garbage throughout the house. If cleaned up this could be a nice house. Fenced in grassy yard. Concrete driveway. Appx 0.19 acres. <b>Summer Tax Due:</b> \$993.13	77 JAMES ST BATTLE CREEK;	\$3,300	
1148	<b>Parcel ID:</b> 15-370-009-00; <b>Legal Description:</b> DEAN ADD TO MARENGO VILLAGE LOT 3 <b>Comments:</b> Great river front lot with access to the road. May be a good building or camping site (please check with the local unit to determine if buildable. This property could possibly be a FEMA flooding hazard.) Very nice view of the river. Sandy bottom would make for a great place to put in canoes or rowboats. Small old trailer on the property. Appx 0.27 acres. <b>Summer Tax Due:</b> \$26.71	ELIZABETH MARSHALL;	\$1,300	
1149	<b>Parcel ID:</b> 1500-00-008-0; <b>Legal Description:</b> CAINES 2ND ADD E 1/2 OF LOT 7 <b>Comments:</b> Small 2 bed 1 bath home in poor condition. Shingle roof appears to be in fair condition. Vinyl siding in poor condition. Extensive debris and garbage throughout the house. Foundation appears to be solid. House has been harvested. Appx 0.09 acres. Harvesting; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$505.15	116 ACADEMY ST BATTLE CREEK;	\$3,300	
1151	<b>Parcel ID:</b> 16-131-009-04; <b>Legal Description:</b> MARSHALL TWP SEC 13 T2S-R6W BEG 1332.82' N OF S 1/4 POST- W 487' TO POB TH CONT. W 177.84'TH N 667.07'-E 666.36'- S 291.41' TH W 487' TH S 370 TO POB.6.01A SPLIT ON 06/16/98 TO 131-009-13; <b>Comments:</b> Appx 5.7 acres of nice farm land. All field except for a couple thin tree lines around the outside edge of the property. Close to lot 1152. Large corn field. Drive access from the road. Would be a great pickup if looking for more farm land! Crop Or Nursery Planting; <b>Summer Tax Due:</b> \$236.97	17 1/2 MILE RD MARSHALL;	\$1,600	
1152	<b>Parcel ID:</b> 16-131-015-01; <b>Legal Description:</b> MARSHALL TWP SEC 13 T2S-R6W BEG 319.6' N OF S 1/4 POST W 1078.37' - N 49 DEG 32' W ALG I-94 HWY323.53' N 476.01' - E 1325.37' - S 680' TO BEG. 20 AC. <b>Comments:</b> This is nice farmland with with only a couple trees in the field. Appx just under 20 acres. No irrigation. Drive access to the road. Tree lines around the edge of the property. Backs up to I-94. This would be a great pickup if you are looking for more farmland. Crop Or Nursery Planting; <b>Summer Tax Due:</b> \$275.10	17 1/2 MILE RD MARSHALL;	\$1,800	
1156	<b>Parcel ID:</b> 1730-00-044-0; <b>Legal Description:</b> ASSRS PLAT OF CHICAGO HEIGHTS LOT 44 <b>Comments:</b> Nice vinyl siding. A lot of debris in house. Will need some deep cleaning. Dog feces everywhere. <b>Summer Tax Due:</b> \$679.61	294 BATTLE CREEK AVE BATTLE CREEK;	\$4,200	
1157	<b>Parcel ID:</b> 18-200-018-00; <b>Legal Description:</b> PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 23 LOTS 18 THRU 24 BIRD'S PLAT 1. <b>Comments:</b> This property is all swampy marshland right off the road. A few trees throughout the swamp. Appx 2.20 acres. Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$45.08	PINE LAKE RD;	\$1,100	
1158	<b>Parcel ID:</b> 18-780-030-00; <b>Legal Description:</b> PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 30 LOT 30 NORTH ACRES #2. <b>Comments:</b> 1 Story home in fair condition in a nice neighborhood. Vinyl siding and shingled roof in fair condition. Gutters need some work. Fenced in front yard. Cement driveway. Grassy back yard full of debris. On last visit this property was occupied by renters. Appx 0.20 acres. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$762.59	221 COOLIDGE BATTLE CREEK;	\$7,000	

1161	<b>Parcel ID:</b> 2120-00-025-0; <b>Legal Description:</b> COLONIAL PLACE SUB LOT 2 2 <b>Comments:</b> 2 bed 1 bath home in poor condition with incomplete construction. Detached 1 car garage is in fair condition. This house needs a lot of work. The kitchen and bathroom need rebuilt. Vinyl siding and shingled roof are in fair condition. Solid block foundation. Gravel driveway leading to the garage. Appx 0.09 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$693.81	12 SOUTH PL BATTLE CREEK;	\$5,100	
1162	<b>Parcel ID:</b> 2140-00-049-0; <b>Legal Description:</b> COLVINS ADD E 100 FT OF LOT 48, N 10 FT OF E 38 FT OF LOT 49, N 10 FT OF LOT 50 <b>Comments:</b> 3 bed 1 bath home with attached 1 car garage. House needs a lot of work. Block foundation is solid. Early stages of black mold that needs to be taken care of quickly. Property has been harvested. Small grassy fenced in back yard. Appx 0.14 acres. Mold; Harvesting; <b>Summer Tax Due:</b> \$458.35	15 ASHLEY ST BATTLE CREEK;	\$3,700	
1163	<b>Parcel ID:</b> 2320-00-037-0; <b>Legal Description:</b> CORLISS HEIGHTS LOT 36 <b>Comments:</b> This very large house is setup with an apartment on the second level. Overall this house is in fair condition but needs a lot of work. There is a total of 4 bedrooms, 2 bathrooms, and 2 kitchens. The main level is in fair condition but the 2nd level is in poor condition with extensive debris. Old garage is poor condition with the roof caved in. All the mechanical appears to be intact. Could be a nice rental if cleaned out and fixed up. Appx 0.17 acres. <b>Summer Tax Due:</b> \$1,036.97	168 MEACHEM AVE BATTLE CREEK;	\$5,900	
1164	<b>Parcel ID:</b> 2400-00-046-0; <b>Legal Description:</b> CUMMINGS ADD E 33 FT OF W 66 FT OF LOT 14 EXC THAT PORTION LYING NLY OF A LI WHICH BEG AT PT ON W LI OF LOT 14 LYING 218 FT NLY OF SE COR OF LOT 14 & RUNS WLY TO PT ON WLY LI OF LOT 14 LYING 210 FT NLY OF SW COR OF LOT 14 <b>Comments:</b> Grassy vacant side yard parcel. Fenced in on one side with a house on the other. Long narrow property. Appx 0.16 acres. Sideyard Parcel; <b>Summer Tax Due:</b> \$18.82	HAMBLIN AVE BATTLE CREEK;	\$800	
1166	<b>Parcel ID:</b> 3000-11-013-0; <b>Legal Description:</b> FOREST GLEN PLAT NO 1 BLK 11 LOTS 13 & 24 <b>Comments:</b> 1 Story home in fair condition with detached 2 car garage. Block foundation. Vinyl siding and shingle roof in fair condition. On last visit this property was occupied. Partially wooded property in between 2 roads. Appx 0.28 acres. Occupied; <b>Summer Tax Due:</b> \$413.28	60 W GRAND CIRCLE AVE BATTLE CREEK;	\$2,700	
1168	<b>Parcel ID:</b> 3030-06-506-0; <b>Legal Description:</b> FOSTER PARK LOT 6 <b>Comments:</b> 4 bed 1 bath 2 Story home in fair condition. Detached 2 car garage is full of debris. Personal property in the back yard including snowmobiles and a boat. The vinyl siding and shingle roof are in good condition. Water heater is disconnected. Electrical is stripped. House has potential with some elbow grease. Vegetation around the house. Appx 0.15 acres. Personal Property; Harvesting; <b>Summer Tax Due:</b> \$1,004.84	137 W TERRITORIAL RD BATTLE CREEK;	\$5,700	
1169	<b>Parcel ID:</b> 3090-00-081-2; <b>Legal Description:</b> ASSR'S PLAT OF FOX PARK E 132.68 FT OF LOTS 68, 69, & 70, EXC S 125 FT ((ASSESSED WITH PARCEL #3090-00-081-1 IN 1983 THRU 2003)) <b>Comments:</b> Half wooded half grass vacant lot. Landlocked. The road that went to this property no longer exists. Appx 1.41 acres. No Road Access; <b>Summer Tax Due:</b> \$72.86	FOX AVE BATTLE CREEK;	\$650	

1173	<b>Parcel ID:</b> 3280-00-089-0; <b>Legal Description:</b> FRISBIES SOUTH SIDE ADD LOT 78 <b>Comments:</b> Grassy vacant lot in between 2 homes. Some vegetation and smaller trees on the edge of the property. No driveway. Appx 0.18 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$27.62	SCENERY AVE BATTLE CREEK;	\$950	
1174	<b>Parcel ID:</b> 3420-00-016-0; <b>Legal Description:</b> GILBERTS ADD LOT 16 <b>Comments:</b> Grassy vacant lot with driveway access to the road. Thick vegetation and trees on the back half of the property. Behind a restaurant. Nice building site. Appx 0.14 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$10.05	FIRST ST BATTLE CREEK;	\$1,400	
1176	<b>Parcel ID:</b> 3560-00-102-0; <b>Legal Description:</b> GRAVES 2ND ADD LOT 79 <b>Comments:</b> This 3 bed 1 bath home is cleared of debris but in poor condition. There is a detached 2 car garage that is in fair condition. Shingle roof on the house is in poor shape. The bone structure of this house appears solid. There is extensive black mold in the kitchen and would need to be gutted. Block foundation. Appx 0.18 acres. Mold; <b>Summer Tax Due:</b> \$890.43	96 GREENWOOD AVE BATTLE CREEK;	\$6,000	
1180	<b>Parcel ID:</b> 4230-00-098-0; <b>Legal Description:</b> HUTCHINSONS E 16.5 FT OF LOT 91, ALL OF LOT 93 <b>Comments:</b> This is a 1 story split level home in fair condition. Fenced in back yard with a few dogs in it. Garage entrance underneath the main level. Large wooden porch. On last visit this property was occupied. Appx 0.25 acres. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$773.51	217 W PITMAN AVE BATTLE CREEK;	\$4,400	
1181	<b>Parcel ID:</b> 4230-00-182-0; <b>Legal Description:</b> HUTCHINSONS ADD LOT 173 <b>Comments:</b> This 2 Story home is in fair condition and could use some work. Wood and vinyl siding are in fair condition. Poured concrete foundation appears solid. Detached one car garage needs work done to its siding. Incomplete construction. On last visit this property was occupied. Appx 0.15 acres. Incomplete Construction; Occupied; <b>Summer Tax Due:</b> \$1,027.35	433 E EMMETT ST BATTLE CREEK;	\$3,700	
1182	<b>Parcel ID:</b> 43-120-038-00; <b>Legal Description:</b> ORIGINAL PLAT E 1/2 OF LOT 44 W 1/3 OF LOT 45 <b>Comments:</b> This is a clean 2 story house with a partially finished building behind it. Main level floor is a little uneven throughout the house. Wouldn't take much to be ready to move in. Vinyl siding and shingle roof are in fair condition. There is a building behind the house that has its own power, bathroom, and kitchen that is partially finished and needs some work. Second structure has wood siding and a nice shingled roof. Appx 0.18 acres. <b>Summer Tax Due:</b> \$1,210.77	205 E LEIGH HOMER;	\$4,500	
1183	<b>Parcel ID:</b> 4600-08-006-0; <b>Legal Description:</b> KELWOOD LOT 6, EXC BEG AT SW COR NELY TO SW COR PRIVATE PK IN SD PLAT E 50 FT SWLY 73 FT W 181.2 FT TO BEG <b>Comments:</b> This 2 Story home with an attached 2 car garage and partially finished basement has excellent potential! Beautiful view of Goguac Lake! Shingle roof in good condition. Combination of brick and vinyl siding in good condition. Big grassy yard leading down to the lake. High wooden ceilings in the large living area and kitchen. All mechanical is intact. Extensive debris and personal property throughout the house. There is a wooden dock down by the lake. Property is at the end of a large wide channel. If cleaned out and fixed up a little this could be a great home! Appx 0.33 acres. Personal Property; <b>Summer Tax Due:</b> \$4,272.53	289 HONEY LN BATTLE CREEK;	\$18,500	

1184	<b>Parcel ID:</b> 5020-00-113-0; <b>Legal Description:</b> MANCHESTERS ADD W 69 FT OF E 132 FT OF LOT 55 & N 116 FT OF E 132 FT OF LOT 56 <b>Comments:</b> 4 Bed 1 bath home that needs a lot of work. Bone structure of the house is solid. Shingled roof is in fair condition. Vinyl siding needs a power washing. Ceilings are caving in throughout the house. Stone foundation appears solid. Small shed in fair condition in the back yard. Nice grassy back yard surrounded by trees. Appx 0.58 acres. <b>Summer Tax Due:</b> \$413.95	123 W MANCHESTER ST BATTLE CREEK;	\$4,000	
1188	<b>Parcel ID:</b> 51-001-317-00; <b>Legal Description:</b> ALBION CITY, ORIGINAL PLAT BLK 78; BEG INT ELM & SUPERIOR ST; S 87.64'; W 92.68'; N 87.64'; E 92.68 TO POB. (101 W. ELM ST.) <b>Comments:</b> Nice grassy vacant corner lot. 2 very large trees on the property. In between 2 homes. Driveway access to the road. Appx 0.20 acres. <b>Summer Tax Due:</b> \$110.37	602 S SUPERIOR ST ALBION;	\$1,300	
1189	<b>Parcel ID:</b> 51-001-767-00; <b>Legal Description:</b> ALBION CITY, A PART OF SEC 34 T2S-R4W ALBION CITY A PART OF SEC 34 T2S R4W BEG ON W LINE OF ANN ST 132' N OF N LINE CHESTNUT ST, N 66' W 99', S 66', E 99' ALSO COMMENCING AT STAKE CTR OF CHESTNUT ST 832.59' W FROM E LINE OF SEC 34 T2S R4W TH N 2 DEG 30' W 164.85' TO POB TH N 2 DEG 30' W 100.97 TH S 86 DEG 59' W 176.18' TH S 2 DEG 33' E 99.45 ' TH S 87 DEG 32' E 176.05' TO POB <b>Comments:</b> 2 Bed 1 bath home in fair condition. Small shed in the back yard. Cement driveway leading to a parking overhang. Shingle roof and vinyl siding are in fair condition. Wood floors on the main level seem unlevel. The house needs some work but has potential. Large grassy back yard. Appx 0.58 acres. Personal Property; <b>Summer Tax Due:</b> \$444.51	611 N ANN ST ALBION;	\$3,800	
1192	<b>Parcel ID:</b> 51-009-322-01; <b>Legal Description:</b> PLEASANT VIEW ADDITION TO THE CITY OF ALBION, LOT 22 AND PART OF LOT 21 DESCRIBED AS FOLLOWS: BEG AT SW CORNER OF LOT 21, TH N ALG W LINE OF LOT 21 282 FT TO NW CORNER, TH E ALG N LINE OF LOT 21 50 FT TO NE CORNER, TH S ALG E LINE OF LOT 21 220.37 FT, TH DUE WEST 25 FT, TH S PARALLEL WITH E LINE OF LOT 21 110 FT M/L TO N LINE OF AUSTIN AVE, TH N 36.5 FT TO POB, AND ALSO PART OF LOT 23 DESCRIBED AS BEG AT THE SE CORNER OF LOT 23, TH NWLY 13.03 FT ALG THE SLY LINE OF SAID LOT, TH NLY TO THE NE CORNER OF SAID LOT 23, TH S ON THE E LINE OF SAID LOT 23 TO POB. (1100 AUSTIN AVE) <b>Comments:</b> This property was an old plumbing business. It has a very large shop and storage area and also a large front counter area. There is a large storage barn behind the main building. Both of these structures are in good condition and very solid. There is extensive personal property throughout. This would be a great pickup if looking to start or move a business. Poured concrete foundation. Block walls. Nice property. Appx 0.81 acres. <b>Summer Tax Due:</b> \$1,791.34	1100 AUSTIN AVE ALBION;	\$21,250	
1193	<b>Parcel ID:</b> 51-009-682-01; <b>Legal Description:</b> ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL PART OF LOTS 82 AND 83 DESCRIBED AS BEGINNING AT A POINT 621 FT W AND 100 FT N FROM AN IRON STAKE DRIVEN AT THE INTERSECTION OF LINES RUNNING IN THE MIDDLE OF N DIVISION AND MAPLE STS, TH W 138 FT TO POB; TH W 26.62 FT; TH N 100 FT; TH E 25.24 FT; TH S 100 FT TO POB <b>Comments:</b> Vacant lot landlocked in between 2 homes. No road access. Appx 0.06 acres. Unbuildable. Unbuildable Lands / Too Small; No Road Access; <b>Summer Tax Due:</b> \$69.61	711.5 N BERRIEN ST ALBION;	\$1,100	

1194	<b>Parcel ID:</b> 51-009-699-00; <b>Legal Description:</b> ALBION CITY, A P PROSPECT HILL ADD, LOT 99. (917 N. BERRIEN ST.) <b>Comments:</b> This small 1 bed 1 bath house is in fair condition. Nice vinyl siding and shingle roof. Incomplete construction inside the house. With a little TLC this could be a nice quaint house. Large grassy front yard. Small fenced in back yard. Appx 0.18 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$320.37	917 N BERRIEN ST ALBION;	\$3,800	
1195	<b>Parcel ID:</b> 51-009-709-00; <b>Legal Description:</b> ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADDITION TO THE CITY OF ALBION LOT 109. (918 N BERRIEN) <b>Comments:</b> This is a 2 bed 1 bath home in fair condition. Vinyl siding and shingled roof are in fair condition. The main level is not bad at all with nice wood floors. Incomplete construction on the top level of the house. Ceilings and walls are in poor condition on the top level. Block foundation is solid. House needs some work. Appx 0.16 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$383.95	916 N BERRIEN ST ALBION;	\$4,500	
1196	<b>Parcel ID:</b> 51-010-108-00; <b>Legal Description:</b> ALBION CITY, RIVER VIEW PARK SUBDIVISION OF A PART OF IRWINS SECOND ADD TO THE CITY OF ALBION LOT 8. <b>Comments:</b> Grassy vacant lot next to lot 1197. Drive access to the road. A few large trees on the property. Vegetation at the back of the property. Appx 0.20 acres <b>Summer Tax Due:</b> \$126.10	1225 ADAMS ST ALBION;	\$1,400	
1197	<b>Parcel ID:</b> 51-010-109-00; <b>Legal Description:</b> ALBION CITY, RIVERVIEW PARK ADD. LOT 9 (1227 ADAMS) <b>Comments:</b> This one story home is in poor condition. The siding is partially ripped off and looks bad. The floor has collapsed in one of the rooms. There is incomplete construction throughout the house. Next to lot 1196. This house is borderline dozer bait. Appx 0.20 acres. Dangerous Building; Incomplete Construction; <b>Summer Tax Due:</b> \$313.29	1227 ADAMS ST ALBION;	\$3,300	
1201	<b>Parcel ID:</b> 51-012-029-01; <b>Legal Description:</b> SUPERIOR HTS ADDITION THE E'LY 100 FT OF LOT 29 (207 W NORTH ST) <b>Comments:</b> Small grassy vacant lot in between 2 homes. A few larger trees at the back of the property. Appx 0.15 acres. <b>Summer Tax Due:</b> \$126.10	207 W NORTH ST ALBION;	\$2,800	
1203	<b>Parcel ID:</b> 51-013-050-00; <b>Legal Description:</b> ALBION CITY, WARNER & CHURCH ADDITION S 2 RDS OF LOT 5 & N 7' 5" OF LOT 8. BLK 99. <b>Comments:</b> Vacant grassy lot. Driveway access to the road. 1 tree at the front of the property. Slopes upward from the road then flattens out. Appx 0.13 acres. <b>Summer Tax Due:</b> \$88.51	214 S PEARL ST ALBION;	\$1,300	
1204	<b>Parcel ID:</b> 51-013-051-00; <b>Legal Description:</b> ALBION CITY, WARNER & CHURCH ADDITION LOT 8 BLK 99. EXC S 9.9' & N 7' 8". <b>Comments:</b> Vacant grassy lot. Driveway access to the road. 2 trees at the front of the property. Slopes upward from the road then flattens out. Appx 0.13 acres. <b>Summer Tax Due:</b> \$95.79	218 S PEARL ST ALBION;	\$1,300	
1207	<b>Parcel ID:</b> 51-016-042-00; <b>Legal Description:</b> ALBION CITY, HUNTINGTON HILLS SUBDIVISION LOT 42. <b>Comments:</b> 1 Story ranch style home with attached 2 car garage in a nice neighborhood. The roof is in poor condition. The brick siding looks good. Concrete driveway. Old shed in the back yard. A few decent size trees on the property. On last visit this property was occupied. Appx 0.30 acres. Occupied; <b>Summer Tax Due:</b> \$1,099.24	809 HUNTINGTON BLVD ALBION;	\$9,900	

1208	<b>Parcel ID:</b> 5160-00-100-0; <b>Legal Description:</b> MAPLEWOOD PARK LOTS 100-101 <b>Comments:</b> Large 5 bed 1 bath house in poor condition. House was built on a hill sloping away from the road. Partially wooded lot. Extensive debris and garbage throughout the house. Foundation appears to be solid. Vinyl siding needs power washed. Roof is in fair condition. At least 500 red squirt bottles. Mice have taken over this house. Animal damage. house needs a lot of work. Appx 0.29 acres Animal Damaged; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$929.18	103 MAGNOLIA AVE BATTLE CREEK;	\$5,700	
1209	<b>Parcel ID:</b> 5240-00-095-1; <b>Legal Description:</b> S 10 FT OF THE FOLLOWING: MCCAMLY'S ADD E 66 FT OF LOT 62 , EXC N 46 FT & EXC S 84 FT THEREOF. <b>Comments:</b> Very small vacant urban lot. Side yard parcel. Unbuildable land. In front of a Psychological practice. Appx 0.20 acres. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; Sideyard Parcel; <b>Summer Tax Due:</b> \$21.79	COLLEGE ST BATTLE CREEK;	\$850	
1210	<b>Parcel ID:</b> 5270-00-170-1; <b>Legal Description:</b> MEACHEMS ADD LOTS 136 ((ASSESSED WITH 5270-00-171-0 1998 THRU 2000; ASSESSED AS 5270-00-170-0 IN 1997)) <b>Comments:</b> Mostly grassy vacant urban lot. Partially wooded. This property is in between 2 roads. Driveway access from Rittenhouse Ave. Appx 0.20 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$31.58	W RITTENHOUSE AVE BATTLE CREEK;	\$950	
1213	<b>Parcel ID:</b> 53-024-097-00; <b>Legal Description:</b> MARSHALL CITY, WESTMORLAND SUBDIV LOT 97. <b>Comments:</b> Grassy vacant corner lot in a nice neighborhood. Would be a good site to build. Neighboring trees provide some shade. No trees on the property. Appx 0.17 acres. <b>Summer Tax Due:</b> \$365.67	226 N FOUNTAIN MARSHALL;	\$2,200	
1215	<b>Parcel ID:</b> 5350-00-033-0; <b>Legal Description:</b> MERRITTS ADD W 10 FT OF LOT 15 & E 33 FT OF LOT 16 <b>Comments:</b> This property has really good potential in a nice neighborhood. 3 Story 3 unit house in good condition. Kitchens and baths are in good condition. Nice wood flooring in parts of the house. This is a clean house. Siding and roof are in fair condition. Solid stone foundation. With a little work this could be a great rental or family home. Appx 0.16 acres. <b>Summer Tax Due:</b> \$1,037.52	113 FRELINGHUYSEN AVE BATTLE CREEK;	\$9,500	
1216	<b>Parcel ID:</b> 5370-00-176-0; <b>Legal Description:</b> ASSRS REPLAT OF MERRITTS SUP TO BLK 2 PART OF LOTS 175 & 176: BEG AT PT ON WLY LI OF LOT 176 DIST N 00 DEG 49 MIN 00 SEC W 140.94 FT FROM SW COR OF LOT 178 OF SD PLAT - N 00 DEG 49 MIN 00 SEC W ALG W LI OF LOT 176 & 175 DIST OF 57.86 FT - N 89 DEG 11 MIN 37 SEC E ALG N LI OF LOT 175 DIST OF 115.52 FT - S 00 DEG 49 MIN 00 SEC E ALG E LI OF LOT 175 DIST OF 7.80 FT - S 89 DEG 11 MIN 37 SEC W 13 FT - S 00 DEG 49 MIN 00 SEC E 31 FT - S 89 DEG 11 MIN 37 SEC W ALG S LI OF LOT 175 DIST OF 3.67 FT - S 00 DEG 45 MIN 36 SEC E ALG E LI OF LOT 176 DIST OF 10.44 FT - S 84 DEG 12 MIN 41 SEC W 99.21 FT TO POB <b>Comments:</b> 3 bed 1 bath home 2 story home in fair condition. Shingle roof and vinyl siding are in fair condition. Vegetation surrounding the house. A few holes in the walls that need fix. A little TLC could go a long way with this property. Solid stone foundation. Appx 0.13 acres. <b>Summer Tax Due:</b> \$759.20	16 ROSE ST BATTLE CREEK;	\$4,700	
1218	<b>Parcel ID:</b> 54-061-001-00; <b>Legal Description:</b> SP CITY, CUSTER COMMONS NO 1, LOT 1. *** TIFA-D 85 SEV 1,400 *** <b>Comments:</b> Nice grassy vacant lot on the corner of Cinderella Circle and West Dickman Rd. Driveway access to the road. No trees or bushes. Appx 0.23 acres. <b>Summer Tax Due:</b> \$67.04	1 CINDERELLA CIRCLE SPRINGFIELD;	\$2,900	

1219	<b>Parcel ID:</b> 54-061-014-00; <b>Legal Description:</b> SP CITY, CUSTER COMMONS NO 1, LOT 14. *** TIFA-D 85 SEV 1,400 *** <b>Comments:</b> Nice grassy vacant lot on the corner of Cinderella Circle and West Dickman Rd. Driveway access to the road. A few smaller trees. Appx 0.23 acres. <b>Summer Tax Due:</b> \$75.03	2 CINDERELLA CIRCLE SPRINGFIELD;	\$2,800	
1220	<b>Parcel ID:</b> 54-090-079-00; <b>Legal Description:</b> SP CITY, EDGEWOOD PL 1, BLK 47, LOT 14. <b>Comments:</b> Nice quaint 2 bed 1 bath home in a good neighborhood. The vinyl siding is in fair condition. The roof is older but doesn't appear to have any leaks. Wouldn't take much work to be move in ready. Fenced in back yard with a small metal shed that appears solid. Appx 0.13 acres. <b>Summer Tax Due:</b> \$583.84	196 KIRKWOOD SPRINGFIELD;	\$6,800	
1221	<b>Parcel ID:</b> 54-110-021-00; <b>Legal Description:</b> SP CITY, MERRILL PARK, LOTS 13, 14, 15 AND ADJ N 5' OF VACATED ALLEY, BLK 3 <b>Comments:</b> This vacant property has an old structure made of block that is still standing with no roof. There is a very steep hill immediately off the road. Driveway entrances. Partially wooded property. Appx 0.55 acres. <b>Summer Tax Due:</b> \$13.64	AVENUE B SPRINGFIELD;	\$800	
1222	<b>Parcel ID:</b> 54-110-082-00; <b>Legal Description:</b> SP CITY, MERRILL PARK, LOTS 13, 14 AND ADJ N 5' OF VACATED ALLEY, BLK 9. <b>Comments:</b> This is a one story very small home in poor condition. This home is unoccupied. There is a back window that is boarded. There seems to be some foundation issues, might have been a garage at one time. Nice large lot on corner. <b>Summer Tax Due:</b> \$246.47	113 AVENUE C SPRINGFIELD;	\$3,900	
1223	<b>Parcel ID:</b> 54-170-014-00; <b>Legal Description:</b> SP CITY, POST LAND CO 2, BLK 1, LOTS 24 & 25. <b>Comments:</b> Grassy vacant lot with driveway access to the road. Some trees and vegetation near the back of the property. Appx 0.19 acres. <b>Summer Tax Due:</b> \$65.43	284 AVENUE A SPRINGFIELD;	\$2,100	
1224	<b>Parcel ID:</b> 54-260-042-00; <b>Legal Description:</b> SP CITY, WESTLAKE WOODS, LOT 42. <b>Comments:</b> Mostly wooded vacant lot with access to a large pond. Not far from Springbrook Golf Course. Nice building site. Appx 0.24 acres. <b>Summer Tax Due:</b> \$170.91	39 HICKORY NUT LANE SPRINGFIELD;	\$1,600	
1225	<b>Parcel ID:</b> 54-260-057-00; <b>Legal Description:</b> SP CITY, WESTLAKE WOODS, LOT 57. <b>Comments:</b> This is a nice house set on top of a hill with a paved driveway leading up to an attached 2 car garage. The shingled roof and vinyl siding appear to be in fair condition. The gutters need some work. Fenced in back yard. On last visit this house was occupied. Appx 0.31 acres. Personal Property; Occupied; <b>Summer Tax Due:</b> \$1,647.45	32 HICKORY NUT LANE SPRINGFIELD;	\$12,000	
1226	<b>Parcel ID:</b> 54-290-019-00; <b>Legal Description:</b> SP CITY, WHITCOMB SUPR PL, LOTS 29 & 30 *** TIFA-B 86 SEV 8,400 *** <b>Comments:</b> 2 Bed 1 bath house in average condition. A little TLC would go a long way with this property! Wouldn't take much work to be move in ready. Detached 2 car garage that is in fair condition. Neat fenced in back yard with a concrete patio area. Vinyl siding and shingled roof are in fair condition. Appx 0.27 acres. <b>Summer Tax Due:</b> \$370.47	1 SPRINGFIELD DR SPRINGFIELD;	\$2,200	

1227	<b>Parcel ID:</b> 54-290-042-00; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2015. Property exempt from Ad Valorem taxes and assessed pursuant to PA 261 of 2003 expiring 12/31/2015. SP CITY, WHITCOMB SUPR PL, LOTS 63 & 64. *** TIFA-B 86 SEV 12,732 *** <b>Comments:</b> This vacant lot has multiple concrete slabs that run all the way alongside the road. Mostly grassy. Railroad tracks run along the back edge of the property. Driveway access to the road. Appx 0.27 acres.. <b>Summer Tax Due:</b> \$57.64	507 UPTON SPRINGFIELD;	\$2,300	
1228	<b>Parcel ID:</b> 54-290-047-00; <b>Legal Description:</b> SP CITY, WHITCOMB SUPR PL, LOT 69 ALSO THE ADJ. WLY 22.5 FT. OF VACATED 11TH ST. *** TIFA-B 86 SEV 6,200 *** <b>Comments:</b> Grassy vacant lot that backs up to railroad tracks. In between 2 homes. Lots of vegetation towards the rear of the property. There are a handful of good sized trees. Appx 0.26 acres <b>Summer Tax Due:</b> \$63.15	495 UPTON SPRINGFIELD;	\$4,000	
1229	<b>Parcel ID:</b> 5480-00-039-0; <b>Legal Description:</b> ASSRS PLAT OF MILTON PARK LOT 38 <b>Comments:</b> This 1 Story home is completely gutted and needs a lot of work. The bone structure of the house appears to be solid. Vinyl siding and shingled roof are in fair condition. Poured concrete foundation is solid. Electric and water are hooked up. Gravel driveway. Partially wooded lot. Appx 0.15 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$574.85	310 ONEITA ST BATTLE CREEK;	\$4,000	
1230	<b>Parcel ID:</b> 5650-00-064-0; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2017. MOTTS ADD E 46 FT OF W 92 FT OF S 217.75 FT OF LOT 24 <b>Comments:</b> Grassy vacant lot in between 2 homes. Drive access to the road. Vegetation around the edges of the property. Appx 0.22 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$21.05	CLIFF ST BATTLE CREEK;	\$1,100	
1231	<b>Parcel ID:</b> 5650-00-077-0; <b>Legal Description:</b> MOTTS ADD S 50 FT OF N 100 FT OF LOT 26 <b>Comments:</b> 4 bed 1 bath home in fair condition. House sits up on a hill between 2 vacant lots. Gravel driveway. Nice vinyl flooring on the main level. Extensive debris in the basement. If cleared or garbage and debris this house has good potential. Appx 0.13 acres. <b>Summer Tax Due:</b> \$463.89	385 ELM ST BATTLE CREEK;	\$11,250	
1232	<b>Parcel ID:</b> 6030-00-040-0; <b>Legal Description:</b> NORTH WASHINGTON HEIGHTS LOTS 40 & 41 <b>Comments:</b> This 2 Story 4 bed 2 bath home is in below average condition. Shingle roof and vinyl siding appear to be in fair condition. The furnace and electrical are intact. Extensive debris and garbage throughout the entire house. Breezeway between the house and a 2 car garage. Good bone structure but this house needs a lot of work. Large grassy front yard. Appx 0.30 acres. Personal Property; <b>Summer Tax Due:</b> \$1,267.12	39 W ROOSEVELT AVE BATTLE CREEK;	\$7,100	
1233	<b>Parcel ID:</b> 6030-00-057-0; <b>Legal Description:</b> NORTH WASHINGTON HEIGHTS LOTS 57 & 58 <b>Comments:</b> This 2 Story home with an attached 2 car garage is in fair condition. Combination of brick and vinyl siding which are in fair condition. Wooden deck in the back yard. Multiple cars and an above ground swimming pool on the property. On last visit this property was occupied. Appx 0.30 acres. Personal Property; Occupied; <b>Summer Tax Due:</b> \$1,541.03	40 W BALDWIN AVE BATTLE CREEK;	\$6,900	

1234	<b>Parcel ID:</b> 6030-00-060-0; <b>Legal Description:</b> NORTH WASHINGTON HEIGHTS LOTS 59 & 60 <b>Comments:</b> Grassy vacant urban lot in between 2 homes. Next to lot 1233. Driveway access to the road. Vegetation and a few trees at the back of the property. Appx 0.30 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$47.88	W BALDWIN AVE BATTLE CREEK;	\$1,100	
1235	<b>Parcel ID:</b> 6030-00-088-0; <b>Legal Description:</b> NORTH WASHINGTON HEIGHTS LOTS 86 & 87 <b>Comments:</b> 2 Story home with built on storage in poor condition. This house needs a ton of work. The shingled roof and vinyl siding are in fair condition. Animal damage throughout the house. Extensive debris. Electric box stripped. Appx 0.30 acres. Sanitation Issues And Garbage; Animal Damaged; <b>Summer Tax Due:</b> \$837.87	47 W BALDWIN AVE BATTLE CREEK;	\$6,500	
1237	<b>Parcel ID:</b> 6080-00-156-0; <b>Legal Description:</b> NORTH WOODLAWN ADD LOT 156 <b>Comments:</b> This 2 Bed 1 bath home is ready to move into with a little cleaning. Nice neighborhood. 2 car detached garage is in good condition. Shag carpet is out of date. Basement is partially finished. Kitchen, walls, and ceilings are in good shape. Appx 0.15 acres. <b>Summer Tax Due:</b> \$1,314.84	71 BROADWAY BLVD BATTLE CREEK;	\$6,400	
1238	<b>Parcel ID:</b> 6180-10-733-1; <b>Legal Description:</b> OLD MILL GARDENS LOTS 32 & 33, EXC N 42 FT OF LOT 32 <b>Comments:</b> Mostly wooded vacant lot in between 2 homes. Thick vegetation throughout the property. The neighbors fence runs through the middle of the property. Many good size trees. Appx 0.48 acres. <b>Summer Tax Due:</b> \$293.90	SW CAPITAL AVE BATTLE CREEK;	\$2,700	
1239	<b>Parcel ID:</b> 6380-00-049-0; <b>Legal Description:</b> PACKERS ADD NW 50 FT OF LOTS 37 & 38 <b>Comments:</b> This very large house needs a lot of work. There is extensive debris throughout the house. The kitchen has black mold on the ceiling. The 2nd floor is completely gutted and in poor condition. The siding is in poor condition. The floor boards on the 3rd level need help. The roof appears to be in fair condition. Appx 0.15 acres. Incomplete Construction; Sanitation Issues And Garbage; Boarded; Mold; <b>Summer Tax Due:</b> \$637.04	253 UPTON AVE BATTLE CREEK;	\$5,800	
1240	<b>Parcel ID:</b> 6580-00-002-0; <b>Legal Description:</b> PHELPS ADD LOT 2 <b>Comments:</b> 2 Story home in fair condition with a poured concrete foundation. Shingle roof and vinyl siding are in fair condition. Access to 2 roads from the property. On last visit this property was occupied. Dirt driveway. Appx 0.11 acres. Occupied; <b>Summer Tax Due:</b> \$593.39	67 TERRACE AVE BATTLE CREEK;	\$1,800	
1241	<b>Parcel ID:</b> 6810-04-011-0; <b>Legal Description:</b> POSTS ADD BLK 4 LOT 11 <b>Comments:</b> Grassy vacant lot in between 2 homes. Neighbors chain link fenced runs along one side of the property. Vegetation and a few trees near the back of the property. Appx 0.10 acres. <b>Summer Tax Due:</b> \$11.82	ILLINOIS ST BATTLE CREEK;	\$850	
1243	<b>Parcel ID:</b> 6810-12-017-0; <b>Legal Description:</b> POSTS ADD BLK 12 LOT 17 <b>Comments:</b> 3 bed 1 bath home in fair condition. Vinyl siding and shingled roof are in fair condition. Bone structure of this house is solid. There is a lot of incomplete construction throughout the house. Mechanical is intact. Minor debris. Very small shed in the back yard on a large concrete pad. Appx 0.10 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$636.57	116 INN RD BATTLE CREEK;	\$4,500	

1244	<b>Parcel ID:</b> 6810-12-022-0; <b>Legal Description:</b> POSTS ADD BLK 12 LOTS 22 & 23 <b>Comments:</b> This 3 bed 2 bath 2 story home with detached 2 car garage is in fair condition. Vinyl siding is in fair condition. The shingle roof appears to be in poor condition. Nice wood flooring throughout the house. One of the bathrooms is gutted and needs to be finished. The garage needs a little work. Solid block foundation. Fenced in back yard. Appx 0.20 acres. <b>Summer Tax Due:</b> \$930.86	173 E KINGMAN AVE BATTLE CREEK;	\$6,400	
1245	<b>Parcel ID:</b> 6810-13-029-0; <b>Legal Description:</b> POSTS ADD BLK 13 LOT 29 <b>Comments:</b> This is a 2 bed 1 bath home in fair condition. Has a good bone structure but needs to be fixed up quite a bit. The vinyl siding and shingled roof appear to be in fair condition. Small fenced in front yard. Shell of an old shed in the back yard. Plumbing is winterized. Block foundation appears solid. Appx 0.10 acres. <b>Summer Tax Due:</b> \$612.85	167 NELSON ST BATTLE CREEK;	\$4,400	
1247	<b>Parcel ID:</b> 6810-17-010-0; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2018. POSTS ADD BLK 17 LOT 10 <b>Comments:</b> Grassy vacant lot in between 2 homes. 1 large tree at the front of the property. Driveway access to the road. Appx 0.10 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$12.17	ILLINOIS ST BATTLE CREEK;	\$750	
1248	<b>Parcel ID:</b> 6810-17-016-0; <b>Legal Description:</b> POSTS ADD BLK 17 LOT 16 & N 1/2 OF LOT 17 <b>Comments:</b> 5 Bed 1 bath home in fair condition. Early stages of black mold. Needs to be addressed quickly. This house needs a lot of work. Vegetation covering the front of the house. Mechanical intact. Small storage shed in the back yard. Wooden deck off the back of the house. Back yard is full of sticks and logs. Appx 0.15 acres. Mold; <b>Summer Tax Due:</b> \$967.48	112 ILLINOIS ST BATTLE CREEK;	\$6,600	
1249	<b>Parcel ID:</b> 6810-17-035-0; <b>Legal Description:</b> POSTS ADD BLK 17 LOT 35 <b>Comments:</b> 2 bed 1 bath home with a detached 1 car garage. Overall in fair condition. The kitchen has been gutted. Incomplete construction. With a little work this could be a decent house. Solid block foundation. Appx 0.10 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$711.64	93 JERICHO RD BATTLE CREEK;	\$3,500	
1252	<b>Parcel ID:</b> 6950-13-701-7; <b>Legal Description:</b> PART OF LOT 1 OF THE PLAT OF PRAIRIE VIEW: COMM NE COR OF SD LOT 1 - N 89 DEG 12 MIN 00 SEC W 145.46 FT TO TRUE POB - S 00 DEG 01 MIN 30 SEC E PAR WITH E LI OF SD LOT DIST OF 137.37 FT - N 89 DEG 12 MIN 00 SEC W 7.72 FT - S 00 DEG 01 MIN 30 SEC E 101.65 FT - N 89 DEG 12 MIN 00 SEC W ALG S LI OF N 239 FT OF SD LOT DIST OF 143.82 FT - NLY ALG W LI OF SD LOT DIST OF 239 FT - S 89 DEG 12 MIN 00 SEC E 151.54 FT TO POB ((IN 2007 THRU 2009, ASSESSED WITH #6950-13-701-6; IN 1983 THRU 2006 ASSESSED WITH #6950-13-701-0)) <b>Comments:</b> Large vacant wooded urban lot. Very thick vegetation throughout the property. Features trees of all sizes. Appx 0.81 acres. <b>Summer Tax Due:</b> \$497.15	W TERRITORIAL RD BATTLE CREEK;	\$3,800	
1253	<b>Parcel ID:</b> 7270-00-016-0; <b>Legal Description:</b> RICE & WESTONS ADD LOT 10 <b>Comments:</b> 3 bed 1 bath 2 story home in fair condition. Detached 1 car garage in fair condition. Vinyl siding and shingle roof are in fair condition. Extensive debris and personal property throughout the house. Grassy fenced in back yard. House has good bone structure. Solid block foundation. This house needs a lot of work but if cleaned out and fixed up it has good potential. Appx 0.14 acres. Personal Property; <b>Summer Tax Due:</b> \$681.06	3 WILKES ST BATTLE CREEK;	\$4,600	

1254	<b>Parcel ID:</b> 7340-00-002-0; <b>Legal Description:</b> ASSRS PLAT OF RIDGEMOOR PART OF LOT 2: COMM E 1/4 POST OF SEC 35, T1S R8W - S ALG W LI OF SD SEC 144.90 FT - S 50 DEG 11 MIN E ALG NLY LI OF MICHIGAN AVE 146 FT - NELY ALG ELY LI OF RIDGEMOOR AVE 160 FT TO TRUE POB - CONTN NELY ALG SD ELY LI & ARC TO RT 81 FT - NELY ALG SD ELY LI 15 FT - NELY ALG SD ELY LI 56.6 FT - SELY ALG NELY LI OF SD LOT 2 DIST OF 141.3 FT - S 28 DEG W 163.3 FT M/L TO PT ON NELY LI OF SWLY 28 FT OF SD LOT 2 - NWLY PAR WITH SWLY LI OF SD LOT 2 DIST OF 202 FT M/L TO POB <b>Comments:</b> This 2 Story home is in on a neat property but needs a lot of work. The main level is finished but the top level has unfinished construction. There is extensive debris in the back yard and basement. Nice brown siding. Shingled roof is in poor condition. House sits on a hill and overlooks a nice wooded area. Appx 0.62 acres. Incomplete Construction; <b>Summer Tax Due:</b> \$982.44	18 RIDGEMOOR AVE BATTLE CREEK;	\$7,600	
1255	<b>Parcel ID:</b> 7680-00-035-0; <b>Legal Description:</b> SANDERSONS 2ND ADD W 42 FT OF LOT 32 & E 43 FT OF LOT 33 <b>Comments:</b> This is a nice 4 bed 1 bath 2 story home in a good neighborhood. Shingled roof and vinyl siding are in fair condition. The detached 2 car garage is in fair condition and could use a new door. This house is clean and wouldn't take much work to be move in ready. Fenced in grassy yard. Partially finished basement with one bedroom. Nice property. Appx 0.10 acres. <b>Summer Tax Due:</b> \$1,112.93	117 RADLEY ST BATTLE CREEK;	\$6,500	
1256	<b>Parcel ID:</b> 7750-00-007-0; <b>Legal Description:</b> ASSRS PLAT OF SCHRAMS ADD LOT 7 <b>Comments:</b> 3 bed 1 bath 1 story home in poor condition. Shingle roof appears to be in fair condition. Cement patio in the back yard. Extensive debris. Block foundation appears solid. Multiple large trees in the back yard providing shade. House needs a lot of work. Appx 0.15 acres. <b>Summer Tax Due:</b> \$711.93	43 ONEITA ST BATTLE CREEK;	\$4,600	
1257	<b>Parcel ID:</b> 7750-00-021-0; <b>Legal Description:</b> ASSRS PLAT OF SCHRAMS ADD LOT 21 & S 8 FT OF LOT 22 <b>Comments:</b> Large 2 Story 4 bed 1 1/2 bath in fair condition. With a little TLC this house could go a long way! Vinyl siding and shingled roof are in fair condition. Solid block foundation. Personal property throughout this clean house. Old rundown shed in the back yard with the roof caved in. A few large trees on the property. Appx 0.18 acres. Personal Property; <b>Summer Tax Due:</b> \$647.41	195 N KENDALL ST BATTLE CREEK;	\$5,200	
1261	<b>Parcel ID:</b> 8210-00-109-0; <b>Legal Description:</b> ASSRS PLAT OF STILES FARM LOT 109 <b>Comments:</b> Grassy vacant side yard parcel. Driveway access to the road. Some vegetation. Appx 0.07 acres Sideyard Parcel; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$10.02	SPENCER ST BATTLE CREEK;	\$800	
1264	<b>Parcel ID:</b> 8870-00-210-0; <b>Legal Description:</b> WASHINGTON HEIGHTS LOT 203 <b>Comments:</b> This 4 Bed 1 bath brick home is clean and in fair condition. Brick/vinyl siding and shingle roof are in fair condition. Wouldn't take much to be ready to move in. The detached garage on the other hand is in very poor condition. The roof to the detached garage is caved in. There is a concrete patio in between the house and the garage. Corner lot. Appx 0.17 acres. <b>Summer Tax Due:</b> \$583.20	441 N KENDALL ST BATTLE CREEK;	\$4,200	
1267	<b>Parcel ID:</b> 9080-00-049-0; <b>Legal Description:</b> WELCHS 3RD ADD LOT 46 <b>Comments:</b> Unoccupied 3 bed 1 bath home with a detached 2 car garage that are in fair condition. The house and garage are fairly clean. Wouldn't take much work to be move in ready. AC unit. Siding and roof are in fair condition on both structures. Grassy fenced in yard. Appx 0.14 acres. <b>Summer Tax Due:</b> \$489.64	92 GRAND AVE BATTLE CREEK;	\$3,200	

1269	<b>Parcel ID:</b> 9090-00-007-0; <b>Legal Description:</b> WELCHS 4TH ADD W 33 FT OF LOT 5, E 16.5 FT LOT 6 <b>Comments:</b> Grassy vacant lot in between 2 homes. Block retaining wall by the sidewalk. Concrete driveway access to the road. Abandoned van on the property. One tree at the front of the property. Appx 0.15 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$23.66	W MICHIGAN AVE BATTLE CREEK;	\$900	
1271	<b>Parcel ID:</b> 9100-00-009-0; <b>Legal Description:</b> WELCHS 5TH ADD LOT 7 & 8 <b>Comments:</b> This large commercial building is in poor condition. Building is full of black mold. Ceiling is caving in. Block and brick siding. Building is condemned. This place needs a lot of work. Foundation appears solid. Flat roof. Gravel driveway all the way around the building. Appx 0.40 acres. Condemned; Mold; <b>Summer Tax Due:</b> \$835.28	724 W MICHIGAN AVE BATTLE CREEK;	\$5,100	
1274	<b>Parcel ID:</b> 9280-00-011-0; <b>Legal Description:</b> WEST END ADD E 33 FT OF LOT 8 <b>Comments:</b> Grassy vacant side yard lot. There is quite a bit debris on the property. Some vegetation around the edge. A few large trees. Appx 0.11 acres. Sideyard Parcel; <b>Summer Tax Due:</b> \$15.13	LAFAYETTE ST BATTLE CREEK;	\$850	
1275	<b>Parcel ID:</b> 9530-00-002-0; <b>Legal Description:</b> WICKS SUB S 1/2 OF LOTS 1 & 2 <b>Comments:</b> Small vacant side yard parcel. Unbuildable land. One tree near the corner of the property. Appx 0.07 acres. Unbuildable Lands / Too Small; Sideyard Parcel; <b>Summer Tax Due:</b> \$14.89	HOWLAND ST BATTLE CREEK;	\$1,000	
1277	<b>Parcel ID:</b> 9640-00-073-0; <b>Legal Description:</b> WM & R B MERRITTS ADD COMM W LI OF LOT 57 AT PT 36 FT S OF NW COR OF SD LOT - E PAR WITH N LOT LI 100 FT - S PAR WITH W LOT LI TO S LOT LI - W ALG S LI OF SD LOT 100 FT - N ALG E LI OF CENTRAL ST TO POB <b>Comments:</b> This 2 story home is in fair condition. Combination of stone, brick, and vinyl siding. Shingle roof appears to be in fair condition. Dirt driveway that connects through the back alley. Wooden back porch. Vegetation around the front of the house. On last visit this home was occupied. Appx 0.08 acres. Occupied; <b>Summer Tax Due:</b> \$1,281.75	104 CENTRAL ST BATTLE CREEK;	\$6,800	
1279	<b>Parcel ID:</b> 9740-00-018-0; <b>Legal Description:</b> WILLIS 2ND ADD S 1/2 OF LOTS 14 & 15 <b>Comments:</b> This vacant lot is partially wooded with a grassy strip along the road. A few very large trees. Appx 0.20 acres. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$31.58	HUBBARD ST BATTLE CREEK;	\$1,000	
1282	<b>Parcel ID:</b> 6700-12-226-0; <b>Legal Description:</b> PIONEER ACRES LOT 26 <b>Comments:</b> 1 Story ranch style home with attached 2 car garage and good size barn. Mostly wooded property with a large grassy yard. Vinyl siding and shingle roof in fair condition. Garage door entrance to lower level. Metal sided barn with shingle roof in fair condition. House needs some work. On last visit this property was occupied. Appx 4.79 acres. Occupied; <b>Summer Tax Due:</b> \$2,703.26	4335 NICHOLS RD BATTLE CREEK;	\$9,700	
1284	<b>Parcel ID:</b> 4360-00-019-0; <b>Legal Description:</b> ASSRS PLAT OF ISLAND PARK LOT 19 LYING NLY OF A LI BEG WLY LI LOT 4 OF ASSRS PLAT OF EDGEWATER AT PT LYING 300 FT SLY OF NW COR THEREOF - SELY TO POE, SD POE LYING ON ELY LI OF LOT 11 OF ASSRS PLAT OF ISLAND PARK 145 FT SWLY OF NW COR OF LOT 11 <b>Comments:</b> This 2 story home is in fair condition. The shingled roof is in poor condition. Wood siding needs a paint job. Fenced in back yard. On last visit this home was occupied. Beware of dog. Appx 0.26 acres. Personal Property; Occupied; Beware Of Dog; <b>Summer Tax Due:</b> \$947.63	729 W MICHIGAN AVE BATTLE CREEK;	\$5,200	

1285	<b>Parcel ID:</b> 51-009-759-00; <b>Legal Description:</b> ALBION CITY, ASSESSORS PLAT OF PROSPECT HILL ADD LOT 159. <b>Comments:</b> 3 bed 1 bath home in fair condition that is recently abandoned. Shingle roof and vinyl siding are in fair condition. Connected car port with shingle roof. Block foundation is solid. Some debris throughout. Could be a nice house with a little work. Appx 0.17 acres. Personal Property; <b>Summer Tax Due:</b> \$534.17	712 PROSPECT ST ALBION;	\$3,000	
1286	<b>Parcel ID:</b> 04-026-011-00; <b>Legal Description:</b> BEDFORD TWP. SEC.26 T1S R8W PART NE1/4 COM 288.75 FT S OF NW COR THEREOF S 113.25 FT E 825 FT N 72 FT W 1089 FT N 41.25 FT W 264 FT TO BEG. <b>Comments:</b> This is a 2 Story home in poor condition. Partially wooded property. There is a garage behind the house that was converted into a home. On last visit this property was occupied. Beware of multiple dogs. Extensive debris. Dirt turnaround driveway. This property needs a lot of work. Appx 1.55 acres. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$781.43	19904 WAUBASCON RD BATTLE CREEK;	\$5,500	
1287	<b>Parcel ID:</b> 6810-17-026-0; <b>Legal Description:</b> POSTS ADD BLK 17 LOT 26 <b>Comments:</b> Nice 4 bed 1 bath home with detached 1 car garage. This home doesn't need much work to be ready to move in. Partially finished basement with tile flooring. Some debris throughout the house. Stone retaining wall along the edge of the sidewalk. This would make a great family home in a nice neighborhood. All mechanical is intact. Appx 0.10 acres. <b>Summer Tax Due:</b> \$894.69	41 E KINGMAN AVE BATTLE CREEK;	\$10,000	
1288	<b>This lot is a "bundle" comprised of 61 parcels</b>  (1 of 61) <b>Parcel ID:</b> 0063-00-300-0; <b>Legal Description:</b> SEC 13 T2S R8W BEG ON N & S 1/4 LINE S 217.6FT S OF N 1/4 POST E 197 FT - S 93 FT - W 197 FT - N 93 FT TO BEG LOT 1 RIVERSIDE COURT PRO <b>Comments:</b> ATTENTION: NO ONLINE BIDDING FOR THIS PARCEL. This lot is being sold as a bundle, meaning you must purchase all or none of the properties listed in this sale. It is a requirement of of this sale that a purchaser must demolish, remediate, rehabilitate or repurpose this property 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 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 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	373 RIVERSIDE DR BATTLE CREEK;  TERRY CT BATTLE CREEK;  301 ALGONQUIN ST BATTLE CREEK;  791 WASHINGTON AVE N BATTLE CREEK;  660 WESTBROOK AVE. BATTLE CREEK;  HODGSON AVE./VACANT BATTLE CREEK;  HODGSON AVE./VACANT BATTLE CREEK;  607 WESTBROOK AVE. BATTLE CREEK;  324 ELECTRIC AVE. BATTLE	\$298,750	

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 which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$757,224.00 The performance bond shall be made out in favor of the Office of the Calhoun 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. 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 61)* **Parcel ID:** 0065-00-970-0; **Legal Description:** BC TWP SEC 15 T2S R8W BEG SE COR OF SEC 15 - WLY ALG S SEC LI 1324.3 FT TO E 1/8 TH LI 783.2 FT - S 65 DEG 24 MIN E 631.11 FT - S 88 DEG 58 MIN E 746.68 FT- SLY ALG E SEC LI 531.3 FT TO POB ALSO LOTS 11, 12 AND 13 OF PLAT OF WELCH'S CRESTVIEW SUB EXC PART OF LOTS 12 & 13 DESC AS BEG SE COR LOT 13 - N 87 DEG 06 MIN W ALG NLY OF PEPPERIDGE LN 111.47 FT -N 88 DEG 39 MIN W ALG SAME 118.53 FT - NLY ALG W LI OF LOT 12, 175 FT - ELY 115 FT TO PT ON E LI OF LOT 12 LYING 175 FT NLY OF SE COR OF LOT 12 - ELY 119.38 FT- SLY ALG E LI OF LOT 13, 175 FT TO POB CONT 19.63 A M/L

*(3 of 61)* **Parcel ID:** 04-370-022-00; **Legal Description:** BEDFORD TWP. MORGAN WOODS LOT 22

CREEK;

ELECTRIC  
AVE./VACANT  
BATTLE CREEK;

515 BOWERS ST.  
BATTLE CREEK;

46 W ALDEN AVE.  
BATTLE CREEK;

109 KIMBALL  
AVE. BATTLE  
CREEK;

18 BEGLIN CT  
BATTLE CREEK;

44 WILLOW ST  
BATTLE CREEK;

17911 15 MILE RD  
MARSHALL;

222 CALHOUN ST  
BATTLE CREEK;

431 FAIRFIELD  
AVE BATTLE  
CREEK;

229 LATHROP  
AVE BATTLE  
CREEK;

32 S WABASH  
AVE BATTLE  
CREEK;

50 E GRAND  
CIRCLE AVE  
BATTLE CREEK;

44 SEIVOUR AVE  
BATTLE CREEK;

85 SHEPARD ST  
BATTLE CREEK;

16 ROE ST  
BATTLE CREEK;

234 W PITMAN  
AVE BATTLE  
CREEK;

201 E PINE ST  
ALBION;

(4 of 61) **Parcel ID:** 04-440-016-00; **Legal Description:** BEDFORD TWP. ORCHARD PARK NO.6 LOT 219

301 E CHESTNUT ST ALBION;

(5 of 61) **Parcel ID:** 10-004-001-06; **Legal Description:** EMMETT TWP/ T2S R7W, SEC 4: PART E1/2 SEC COM AT NE COR LOT F OF THE PLAT OF BROWNLEE PARK, TH S00DEG 31'34"E 533.85 FT S89DEG 57'45"E 164.29 FT N00DEG 30'33"W 552.38 FT S83DEG 35'58"W 165.26 FT TO POB. (2.05 AC )

119 E CHESTNUT ST ALBION;

1210 THIRD ST ALBION;

(6 of 61) **Parcel ID:** 10-180-246-01; **Legal Description:** EMMETT TWP/T2S R7W, SEC 4: BROWNLEE PARK; BLK 47, LOT 1 ALSO S1/2 VACATED HODGSON AVE.

1229 S DALRYMPLE ST ALBION;

(7 of 61) **Parcel ID:** 10-180-246-09; **Legal Description:** EMMETT TWP/T2S R7W, SEC 4: BROWNLEE PARK; BLK 47, LOT 9 ALSO S1/2 VACATED HODGSON AVE.

819 N ALBION ST ALBION;

(8 of 61) **Parcel ID:** 10-180-259-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 4: BROWNLEE PARKS; BLK 56, S 65 FT LOTS 22 TO 26 INCL

717 N CLINTON ST ALBION;

(9 of 61) **Parcel ID:** 10-320-019-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 8: ENGLEWOOD PARK; LOTS 36 & 37

920 N EATON ST ALBION;

(10 of 61) **Parcel ID:** 10-320-020-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 8: ENGLEWOOD PARK; LOT 38

606 CHERRY ST ALBION;

(11 of 61) **Parcel ID:** 10-330-166-01; **Legal Description:** EMMETT TWP/T2S R7W, SEC 9: FAIRFAX; LOT 239 EXC E 63 FT.

220 S PEARL ST ALBION;

(12 of 61) **Parcel ID:** 10-700-014-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC. 18: SUNRISE HEIGHTS; LOT 23.

613 W CENTER ST ALBION;

(13 of 61) **Parcel ID:** 10-750-060-00; **Legal Description:** EMMETT TWP/T2S R7W, SEC 5: VERONA ADDITION: LOT 111 ALSO ALL OF THAT PART LOT 110 LYING N OF A LINE DRAWN FROM THE NE COR LOT 104 TO A PT IN THE W LINE OF EDISON AVE 35.1 FT SFROM THE SE COR LOT 111

109 N FOUNTAIN MARSHALL;

68 FRELINGHUYSEN AVE BATTLE CREEK;

(14 of 61) **Parcel ID:** 1010-00-019-0; **Legal Description:** BEGLINS ALLOTMENT LOT 16, W 30 FT OF LOT 8

(15 of 61) **Parcel ID:** 1370-00-052-0; **Legal Description:** BURNHAMS SUB N 1/2 OF LOT 35 E 16.5 FT OF N 1/2 OF LOT 38

99 ROSENEATH AVE BATTLE CREEK;

(16 of 61) **Parcel ID:** 16-041-015-00; **Legal Description:** MARSHALL TWP SEC 4 T2S R6W S 330 FT OF N 631.11 FT OF E 330 FT OF NE 1/4 2.50 AC

54 ILLINOIS ST BATTLE CREEK;

(17 of 61) **Parcel ID:** 16-270-012-00; **Legal Description:** MLL TWP SEC 27 T2S-R6W PART OF E 1/2 OF NE 1/4 BEG AT INTER OF E 1/8 LI & NLY LI OLD US-12 HWY, TH N 264 FT, TH E 132 FT TH NELY PARA WITH HWY 68 FT, TH S TO NLY LI SD HWY, TH SWLY TO BEG EXC THAT PART TAKEN FOR I-69 ROW

147 NELSON ST BATTLE CREEK;

42 POST AVE BATTLE CREEK;

(18 of 61) **Parcel ID:** 1640-00-048-0; **Legal Description:** CHAS MERRITTS ADD LOT 37

107 LATHROP AVE BATTLE CREEK;

(19 of 61) **Parcel ID:** 1710-03-555-0; **Legal Description:** CHEVY CHASE ADD LOTS 54, 55 & 56 ((LOTS 54 & 56 ASSESSED AS 1710-03-554-0 & 1710-03-556-0 RESPECTIVELY IN 1999))

4 BARTLETT ST BATTLE CREEK;

(20 of 61) **Parcel ID:** 1870-04-021-0; **Legal Description:** CLIFFS ADD BLK 4 W 66 FT OF S 33 FT OF LOT 14 & W 66 FT OF LOT 15

29 BARTLETT ST  
BATTLE CREEK;

(21 of 61) **Parcel ID:** 19-362-036-00; **Legal Description:** SHERIDAN TWP SUP PL SEC 36 LOT 27 EXC BEG C/L OF US 12 AND E LOT LINE S 460' W 97' N TO C/L NELY TO POB. EXC BEG NW COR OF SAID LOT TH S 406.95' E 235' N 482' S 72DEG 34'W 232' TO POB. EXC US 12 ROW. ALSO EXC BEG AT E 1/4 PST TH S 1DEG 03'E 47.57' TO POB TH S 1DEG 03'E 337.74' TH N 88DEG 21'W 666.57' TH N 0DEG 34'30"W 80.52' TH S 88DEG 29'E 90.59' TH N 2DEG 40'W 483.17' TO THE SLY ROW LI OF MICHIGAN AVE, TH N 72DEG 34'E 376.66 FT TH NELY ALONG SAID LINE AND ARC OF CURVE TO LEFT 135.38 FT RAD 4330.18 FT CENTRAL ANGLE 1DEG 47'26", CHORD BEARING N 71DEG 40'17"E 135.37 FT, TH S 1DEG 03'E 400.09FT TH N 88DEG 38'E 97.70FT TO BEG . BEING PART OF LOT 27, SUPERVISOR PLAT OF SECTION 36, T2S-R4W AS RECORDED IN LIBER 9-A OF PLATS, PAGES 7,8,9, AND 10 CALHOUN COUNTY RECORDS

39 RANDOLPH ST  
BATTLE CREEK;

242 HUBBARD ST  
BATTLE CREEK;

169 ONEITA ST  
BATTLE CREEK;

24 LARAMIE CT  
BATTLE CREEK;

(22 of 61) **Parcel ID:** 2850-00-016-0; **Legal Description:** EVARTS ADD LOT 5; S 33 FT OF E 132 OF LOT 1

17 HARVARD CT  
BATTLE CREEK;

(23 of 61) **Parcel ID:** 3000-13-029-0; **Legal Description:** FOREST GLEN PLAT NO 1 BLK 13 LOT 29

39 SOMERSET  
AVE BATTLE  
CREEK;

(24 of 61) **Parcel ID:** 3260-00-030-0; **Legal Description:** FRISBIES 4TH ADD LOT 29

669 W  
VANBUREN ST  
BATTLE CREEK;

(25 of 61) **Parcel ID:** 3430-00-028-0; **Legal Description:** GILBERTS 2ND ADD LOT 27

98 SOMERSET  
AVE BATTLE  
CREEK;

(26 of 61) **Parcel ID:** 3590-00-025-0; **Legal Description:** GRAY'S ADD LOT 25 & NELY 31 FT OF LOT 26

417 PARKWAY  
DR BATTLE  
CREEK;

(27 of 61) **Parcel ID:** 4230-00-095-0; **Legal Description:** HUTCHINSONS ADD LOTS 88

(28 of 61) **Parcel ID:** 51-000-028-00; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 2 S 5 RDS OF LOT 8. (201 E. PINE ST.)

25 BLENKEN CT  
BATTLE CREEK;

(29 of 61) **Parcel ID:** 51-000-070-00; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 5 LOT 10 & S 1/2 OF VAC ALLEY ADJ.

135 E EMMETT  
ST BATTLE  
CREEK;

(30 of 61) **Parcel ID:** 51-000-109-00; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 7 LOT 7. EXC N 37 FT. (119 E CHESTNUT)

W MANCHESTER  
ST BATTLE  
CREEK;

(31 of 61) **Parcel ID:** 51-005-796-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF HARTWELL (1210 THIRD ST) ADDITION LOTS 96 & 97.

22 GRAVES AVE  
BATTLE CREEK;

(32 of 61) **Parcel ID:** 51-006-767-00; **Legal Description:** ALBION CITY, IRWINS SECOND ADDITION LOT 37 BLK 5 (1239 S DALRYMPLE)

265 N  
WASHINGTON  
AVE BATTLE  
CREEK;

(33 of 61) **Parcel ID:** 51-010-546-00; **Legal Description:** ALBION CITY, SCHUMACHER ADDITION LOTS 46 & 47. (819 N ALBION)

(34 of 61) **Parcel ID:** 51-012-008-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOT 8. (717 N CLINTON)

(35 of 61) **Parcel ID:** 51-012-026-00; **Legal Description:** ALBION CITY, ASSESSORS PLAT OF SUPERIOR HEIGHTS LOT 26. (920 N EATON)

(36 of 61) **Parcel ID:** 51-012-230-00; **Legal Description:** ALBION CITY, URBAN RENEWAL REPLAT 1 (606 CHERRY ST) LOT 30.

(37 of 61) **Parcel ID:** 51-013-052-00; **Legal Description:** ALBION CITY, WARNER & CHURCH ADD BLK 99 LOT 9 & S 9.75' OF LOT 8 & N 16.5' OF LOTS 13 & 14. (220 S PEARL)

(38 of 61) **Parcel ID:** 51-015-093-00; **Legal Description:** ALBION CITY, WRIGHTS ADDITION E 4 RDS OF W 8 RDS OF N 8 RDS OF BLK 5.

(39 of 61) **Parcel ID:** 53-024-112-00; **Legal Description:** MARSHALL CITY, WESTMORLAND SUBDIV LOT 112.

(40 of 61) **Parcel ID:** 5370-00-205-0; **Legal Description:** ASSRS REPLAT OF MERRITTS SUP TO BLK 2 LOT 204

(41 of 61) **Parcel ID:** 6030-00-125-0; **Legal Description:** NORTH WASHINGTON HEIGHTS LOT 125

(42 of 61) **Parcel ID:** 6810-04-012-0; **Legal Description:** POSTS ADD BLK 4 LOT 12

(43 of 61) **Parcel ID:** 6810-13-036-0; **Legal Description:** POSTS ADD BLK 13 LOT 36

(44 of 61) **Parcel ID:** 6810-19-034-0; **Legal Description:** POSTS ADD BLK 19 W 26 FT OF LOT 34 & E 25 FT OF LOT 35

(45 of 61) **Parcel ID:** 6820-03-015-0; **Legal Description:** POSTS 2ND ADD BLK 3 LOT 15

(46 of 61) **Parcel ID:** 8040-00-075-0; **Legal Description:** ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 72

(47 of 61) **Parcel ID:** 8040-00-087-0; **Legal Description:** ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 85

(48 of 61) **Parcel ID:** 8140-00-034-0; **Legal Description:** SPRING GROVE ADD N 33 FT OF LOT 25

(49 of 61) **Parcel ID:** 8870-00-007-0; **Legal Description:** WASHINGTON HEIGHTS LOTS 6 & 7

(50 of 61) **Parcel ID:** 8870-00-151-0; **Legal Description:** WASHINGTON HEIGHTS LOTS 144 & 145 ((LOT 144 ASSESSED AS #8870-00-150-0 IN 1983 THRU 2006))

(51 of 61) **Parcel ID:** 8910-00-005-0; **Legal Description:** ASSRS PLAT OF WASHINGTON PLACE SUB DIV LOT 5 & E 17.50 FT OF LOT 6, ALSO MAYNARDS SUB W 66 FT OF LOT 10

(52 of 61) **Parcel ID:** 8990-00-052-0; **Legal Description:** ASSRS PLAT OF WEBSTER TERRACE LOT 52

(53 of 61) **Parcel ID:** 9080-00-056-0; **Legal Description:** WELCHS 3RD ADD LOT 51

(54 of 61) **Parcel ID:** 9090-00-015-0; **Legal Description:** WELCHS 4TH ADD

LOT 11 MATHIEU GAST FILED 2001

(55 of 61) **Parcel ID:** 9110-00-057-0; **Legal Description:** WELCHS 6TH ADD LOT 64

(56 of 61) **Parcel ID:** 9110-00-076-0; **Legal Description:** WELCHS 6TH ADD LOT 83

(57 of 61) **Parcel ID:** 9530-00-012-0; **Legal Description:** WICKS SUB LOTS 11 & 12

(58 of 61) **Parcel ID:** 9650-00-002-0; **Legal Description:** WM & R B MERRITTS ANNEX LOT 1, EXC N 13 FT, ALSO EXC COMM NE COR OF LOT 1 - SLY ALG E LOT LI 13 FT TO TRUE POB - CONTN SLY ALG SD E LI 27 FT - W PAR WITH N LI OF LOT 1 DIST OF 5.78 FT - NLY PAR WITH E LI OF LOT 1 DIST OF 27 FT - E 5.96 FT TO POB, ALSO EXC BEG E LI OF SD LOT DIST OF 40 FT S OF NE COR OF LOT 1 - S 67.36 FT TO SE COR OF SD LOT - W ALG S LI OF SD LOT 2 FT - NLY TO POB

(59 of 61) **Parcel ID:** 9740-00-023-1; **Legal Description:** WILLIS 2ND ADD E 44 FT OF LOT 19

(60 of 61) **Parcel ID:** 9740-00-063-0; **Legal Description:** WILLIS 2ND ADD LOT 51

(61 of 61) **Parcel ID:** 3570-00-002-0; **Legal Description:** SEC 1 T2S R8W PART OF NW 1/4 DESC AS BEG AT PT ON W LI OF WASHINGTON AVE DIST 44 FT N OF NE COR OF LOT 94 OF GRAVES 2ND ADD - CONTN N ALG SD W LI 44 FT - W 132 FT - S 44 FT - E 132 FT TO POB

**Summer Tax Due:** \$33,555.49



# 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 <b>married couple</b> ): _____
Address: _____
street city state zip
Marital Status: (check box <i>if applicable</i> )
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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

**Additional Party 1** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

**Additional Party 2** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

**Additional Party 3** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation       Limited Liability Company       A Trust  
 A Partnership

## Tenancy

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

Check One Box Below:

**TENANTS IN COMMON**

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

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

**TENANTS BY THE ENTIRETIES** (A married couple)

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

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

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

## SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

# Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <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.		6. Seller's (Transferor) Name
		8. Buyer's (Transferee) Name and Mailing Address
		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. <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.