

Public Land Auction

Van Buren/Cass

August 4th, 2017

Cass and Van Buren Counties



Location:

VFW Post 6248
560 N Phelps St, Decatur, MI 49045

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

VFW Post 6248: 560 N Phelps St, Decatur, MI 49045





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

Properties may be **OCCUPIED** or "being watched" by former owners or neighbors sympathetic with former owners. Occupants are often UNKNOWN and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- You are **NOT AUTHORIZED** to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is **THEFT AND WILL BE PROSECUTED**. We often ask neighbors to watch property for theft and vandalism and report this to local police. **You have been warned...**
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT**. Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED**. We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

PLEASE REMEMBER that property lists can change up to the day-of-auction.

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

If you do not have internet access, **you can submit an absentee bid by Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

On-site bidding

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

2017 AUCTION SCHEDULE - ROUND 1

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

"**Foreclosing Governmental Unit**" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservation of Reverter

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

3. Bidding

A. Overview

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

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

The FGU and auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

The FGU and auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

4. Terms of Sale

A. Payment

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

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property

including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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

D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

F. Cancellation Policy

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

G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer receives a deed, no activities should be conducted on the site other than:

I. Securing the Property

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

Buyers will be responsible for all procedures and legal requirements for conducting evictions. Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance.

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. Seller makes no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered personal property. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

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

Cass County

Lot #	Lot Information	Address	Min. Bid	Sold For
1300	Parcel ID: 14-010-015-250-20; Legal Description: S 300 FT OF E 145.2 FT OF E 1/2 NE 1/4. SEC 15. 1 A. Comments: Very large metal barn filled with lots of personal property including farming equipment. Appears to have been a fire in the past but repairs have made. Dirt foundation. Extensive debris. Gated 2 track driveway. Appx 0.90 acres. Summer Tax Due: \$65.51	18002 CHAIN LAKE ST CASSOPOLIS;	\$2,300	
1301	Parcel ID: 14-010-016-279-10; Legal Description: E 100 FT OF W 1073.79 FT OF S 150 FT OF NW 1/4 SEC 16 Comments: Grassy vacant lot that use to have mobile unit on the property. Large cement slab. Remnants of where a well use to be. Some vegetation on the property lines. Drive access to dirt road. Appx 0.35 acres. Summer Tax Due: \$48.61	CHAIN LAKE ST CASSOPOLIS;	\$1,900	
1302	This lot is a "bundle" comprised of 4 parcels (1 of 4) Parcel ID: 14-010-100-018-00; Legal Description: LOT 18 PARADISE LAKE RESORT Comments: Bundle of 5 vacant lots (in 4 separate parcel ids) in Paradise Lake Resort Subdivision. Lot 18 is unbuildable (Appx 0.01 acres). Unbuildable Lands / Too Small; Bundle; (2 of 4) Parcel ID: 14-010-100-056-00; Legal Description: LOT 56 PARADISE LAKE RESORT (3 of 4) Parcel ID: 14-010-100-057-00; Legal Description: LOTS 57 & 72 PARADISE LAKE RESORT (4 of 4) Parcel ID: 14-010-100-071-00; Legal Description: LOT 71 PARADISE LAKE RESORT Summer Tax Due: \$55.59	PARADISE LAKE RD VANDALIA; LINCOLN AVE VANDALIA; LINCOLN AVE VANDALIA; CHICAGO BLVD VANDALIA;	\$5,100	
1306	Parcel ID: 14-010-100-091-00; Legal Description: LOT 91 PARADISE LAKE RESORT Comments: Vacant wooded lot. Private drive access. Appears to be inaccessible from a public road Appx 0.05 acres. No Road Access; Summer Tax Due: \$6.69	CHICAGO BLVD VANDALIA;	\$750	
1307	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-010-100-095-00; Legal Description: LOTS 95 & 96 PARADISE LAKE RESORT Comments: 2 small vacant wooded lots adjacent to each other (one is landlocked without the other). Appx. 0.20 acres total. . Bundle; (2 of 2) Parcel ID: 14-010-100-113-00; Legal Description: LOTS 113 & 114 PARADISE LAKE RESORT No Road Access; Bundle; Summer Tax Due: \$26.88	CHICAGO BLVD VANDALIA; CASS AVE VANDALIA;	\$2,300	
1309	Parcel ID: 14-020-021-162-00; Legal Description: SEC 21 T7S R16W BEG AT A PT ON W MARGIN OF CO RD S 15 DEG 51' W 77.95 FT FROM SE COR OF LOT 1 IN PLAT OF REID'S NO 1, TH S 15 DEG 51' W 77.95 FT ALONG W MARGIN OF CO RD, TH W 178.62 FT, TH N 75 FT, TH E 200 FT TO POB. Comments: Good size 1 story home on a corner lot. Nice brick and vinyl siding. Shingled roof appears to be in fair condition. Attached garage. On last visit this property was occupied. Quite a bit of debris. Fenced in grassy back yard. Appx 0.32 acres. Occupied; Summer Tax Due: \$328.28	1234 BARRON LAKE RD NILES;	\$4,200	

1310	<p>Parcel ID: 14-020-028-050-00; Legal Description: SEC 28 T7S R16W COM AT INTERSEC OF CEN LINE HWY WITH W LINE OF SD SEC, RUNNING S 15 RDS, TH E 6 RDS, TH N TO CEN OF HWY, TH W ALONG CEN OF ANGLING HWY TO BEG. Comments: 1 Story home with nice view of the lake. Vinyl siding. Do your homework this property may have lake access. Vinyl siding and shingled roof appear in fair condition. Large 2 car metal garage in the back yard. On last visit this property was occupied. Appx 0.43 acres. Occupied;</p> <p>Summer Tax Due: \$274.10</p>	2598 LAKE SHORE DR NILES;	\$4,300	
1311	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 14-020-210-137-00; Legal Description: SEC 20 T7S R16W LOTS 137, 138 & 139 WEST SHORE PARK. Comments: 1 Story home in rough shape. Extensive black mold. Ceilings and walls falling apart. Dozer bait. Foundation appears solid. Overgrown vegetation around the house. Bundled with lot 1312. Appx 0.27 acres. Sanitation Issues And Garbage; Mold;</p> <p><i>(2 of 2)</i> Parcel ID: 14-020-370-008-00; Legal Description: SEC 20 T7S R16W LOTS 8, 9 & 10 BARTAK ACRES. Comments: Used as a back yard for the other lot. Fenced in. Appx 0.35 acres.</p> <p>Summer Tax Due: \$278.00</p>	2569 KENNEDY ST NILES; BARTAK ST NILES;	\$6,100	
1312	<p>Parcel ID: 14-020-220-033-00; Legal Description: SEC 29 T7S R16W LOT 33 YANKEE HEIGHTS. Comments: 2 Bed 1 1/2 bath home with separate living quarters in the basement. In a nice quiet neighborhood. The upstairs is in good condition. Basement was finished at one point but has been partially gutted. Black mold appears to have taken over the basement. Brick and vinyl siding. Nice shingled roof. Nice metal barn behind the house with power. Furnace is in the barn. This property has a lot of potential with some scrubbing in the basement. Appx 0.52 acres. Mold;</p> <p>Summer Tax Due: \$458.62</p>	1021 HUNTLY RD NILES;	\$5,100	
1314	<p>Parcel ID: 14-030-004-026-40; Legal Description: BEG ON N RT OF WAY LINE HWY M-60 895.1 FT S & S 58 DEG 15'W 380 FT FRM N 1/4 COR TH S 58 DEG 15'W 162 FT N 26 DEG 8'W 190 FT N 68 DEG 45'E 189.1 FT S 16 DEG 21'E 160.3 FT TO BEG SEC 4 Comments: 2 bed 1 bath 1 Story home with attached garage. House is in average condition. Extensive debris and personal property. Half the basement has been finished but needs work. If garbage and debris is cleaned up this could be a nice property. Appx 0.78 acres Personal Property;</p> <p>Summer Tax Due: \$312.82</p>	25594 M 60 CASSOPOLIS;	\$5,200	
1315	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 14-040-036-018-00; Legal Description: 6S-15W COM 2 RDS S OF NW COR S HAF SW QTR, TH N 2 RDS, TH E TO RR RIGHT OF WAY, TH SW ALONG RIGHT OF WAY TO PT DUE E OF BEG, TH W TO BEG SEC 36. Comments: 3 bed 2 bath 2 story home in fair condition. A little TLC could go a long way! Very nice metal barn in great condition. No debris. Furnace harvested. Bundled with adjacent vacant lot. Appx 0.24 and 0.09 acres. Harvesting;</p> <p><i>(2 of 2)</i> Parcel ID: 14-041-136-108-00; Legal Description: COM SW COR N HAF SW QTR SEC TH N 4 RDS E TO GTRR, SWLY ON RR TO PT DUE E OF BEG, TH W TO BEG VIL CASSOPOLIS SEC 36. Comments: Vacant side yard lot bundled home. Appx 0.24 acres.</p> <p>Summer Tax Due: \$712.88</p>	637 S O'KEEFE ST CASSOPOLIS; 637 S O'KEEFE ST CASSOPOLIS;	\$8,000	

1316	Parcel ID: 14-041-125-073-20; Legal Description: COM N 0 DEG 28'6"W 1256.89 FT FRM S 1/4 COR, TH N 0 DEG 28'6"W 749.8 FT, N 89 DEG 50'3"E 381.28 FT, S 0 DEG 33'55"E 715.24 FT, S 89 DEG 35'42"W 153.73 FT, N 0 DEG 25'53"W 235.09 FT, N 89 DEG 50'30"W 160.74 FT, S 0 DEG 27'26"E 269.65 FT, S 89 DEG 35'42"W 68.163 FT TO BEG. SEC 25 UNPLATTED VILLAGE OF CASSOPOLIS 5.46 A. Comments: Large grassy vacant lot in a commercial area. Would be a nice spot to build commercial buildings. At the end of a cul-de-sac. Appx 5.46 acres. Summer Tax Due: \$301.14	849 LABAR DR CASSOPOLIS;	\$3,100	
1318	Parcel ID: 14-041-194-016-00; Legal Description: LOT 16 B1S-7E. ALSO N 1/2 VACATED ALLEY LYING S OF SD LOT. E B SHERMAN'S ADD VIL CASSOPOLIS. Comments: Vacant wooded lot. Landlocked. No road access. Appx 0.22 acres. No Road Access; Summer Tax Due: \$58.02	S DEPOT ST CASSOPOLIS;	\$850	
1319	Parcel ID: 14-050-008-068-01; Legal Description: COM N 1870.46 FT FRM S 1/4 COR, TH S 89 DEG 38' 56"E 417.42 FT, S 208.71 FT, S 89 DEG 38'56"E 892.01 FT, N 0 DEG 2'12"W 429.69 FT, N 89 DEG 18' 35"W 1309.17 FT, S 228.73 FT TO BEG. SEC 8 11.04 A. Comments: The trailer appears to be in fair condition. Old barn is still intact. On last visit this property was occupied. Partially wooded property. Could be used for hunting. Would make a great deer camp site. 2 track leading to the back of property. Do Not Disturb Occupant. Beware of Dog. Appx 10.59 acres. Beware Of Dog; Occupied; Summer Tax Due: \$179.14	51621 STEININGER RD MARCELLUS;	\$2,700	
1321	Parcel ID: 14-080-007-008-00; Legal Description: SEC 7 T6 R13 COM AT NE COR SW FRL 1/4 SEC, TH W 20 RDS, S 26 2/3 RDS, E 60 RDS, N 26 2/3 RDS, W 40 RDS TO BEG. 10 A. Comments: Large wooded property. The house is in very bad condition and needs to be bull dozed. Trailer is unstable and has a few holes in the floor. Multiple animals living in the trailer. Could be used for hunting. Appx 10.00 acres. Animal Damaged; Summer Tax Due: \$384.56	COX RD VANDALIA;	\$4,400	
1322	Parcel ID: 14-080-013-021-01; Legal Description: COM W 678.89 FT & S 25 DEG 24'E 589.21 FT FRM NE COR SEC, TH S 25 DEG 24'E ON CEN CO RD 50 FT, S 64 DEG 36'W 83 FT, N 25 DEG 24'W 50 FT, N 64 DEG 36'E 83 FT TO BEG. SEC 13 .095 Comments: Small 1 story house. May have lake access. Small shed in front yard. Gas meter removed. A few larger trees and some vegetation. Small grassy yard backs into a swamp. Looks to still be used by previous owners. Possibly occupied. Appx 0.08 acres. Summer Tax Due: \$214.59	58106 COUNTY LINE RD THREE RIVERS;	\$2,700	
1323	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-090-012-024-25; Legal Description: COM S 0 DEG 10'W 206.78 FT, S 37 DEG 42'18"W 476.96 FT & N 71 DEG 26'3"W 345.81 FT FRM E 1/4 COR, TH S 18 DEG 35'50"W 138 FT, N 71 DEG 26'3"W 85.51 FT, N 50 DEG 22'24"E 162.39 FT TO BEG. SEC 12 .1 A. ASSESSED WITH 14-090-335-024-00 Comments: Landlocked. No road access. Appx 0.30 acres. No Road Access; (2 of 2) Parcel ID: 14-090-012-024-31; Legal Description: COM S 0 DEG 10'W 206.78FT, S 37 DEG 42'18"W 476.98 FT & N 7 DEG 26'3"W 345.81 FT FRM E 1/4 COR, TH S 50 DEG 22'24"W 162.39 FT, N 21 DEG 16'26"W 110.9 FT, N 68 DEG 43'35"E 154.13 FT, S 21 DEG 16'26"E 59.77 FT TO BEG. SEC 12 .3 A. ASSESSED WITH 14-090-335-023-00 Comments: Landlocked. No road access. 0.14 acres. No Road Access; Summer Tax Due: \$149.28	EDWARDSBURG; EDWARDSBURG;	\$2,700	

1325	Parcel ID: 14-090-140-159-00; Legal Description: LOTS 340 341 342 343 344 BLK 16 MAPLE BEACH. Comments: Property has a wooden deck overlooking a small pond. Partially wooded around the outside of the pond. Fire pit area. Appx 0.51 acres. Swamp Lot; Summer Tax Due: \$102.64	70048 MAPLE DR EDWARDSBURG;	\$1,700	
1326	Parcel ID: 14-091-100-052-00; Legal Description: COM S 18 DEG 1'8"E 244.82 FT FRM NW COR LOT 60, TH N 71 DEG 53'32"E 132 FT, S 18 DEG 1'8"E 25 FT, S 71 DEG 53'32"W 132 FT, N 18 DEG 1'8"W 25 FT TO BEG. UNPLATTED SEC 5 VILLAGE OF EDWARDSBURG Comments: Very small vacant wooded side yard lot. In between 2 homes. Unbuildable land. Thick vegetation. Quite a few large trees. Appx 0.07 acres. Sideyard Parcel; Summer Tax Due: \$24.72	EAST ST EDWARDSBURG;	\$900	
1327	Parcel ID: 14-100-001-002-00; Legal Description: 6S-14W COM 10 RDS W OF NE COR, TH W 4 RDS S 12 RDS, E 4 RDS, N 12 RDS TO BEG SEC 1. .30 A. Comments: Mobile unit in fair condition. Metal siding and roof. Small shed in the back yard in fair condition. On last visit this trailer was occupied. Dirt driveway. Appx 0.28 acres, Occupied; Summer Tax Due: \$135.20	16048 DUTCH SETTLEMENT ST MARCELLUS;	\$2,600	
1328	Parcel ID: 14-101-180-067-00; Legal Description: LOT 67 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: Partially wooded vacant lot. Landlocked. No road access. Appx. 0.20 acres. No Road Access; Summer Tax Due: \$19.52	60797 MARBLE ST VANDALIA;	\$1,300	
1329	Parcel ID: 14-101-180-070-00; Legal Description: LOT 70 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: Vacant wooded urban lot. Thick vegetation throughout the property. A lot of small trees. Appx 0.20 acres. Summer Tax Due: \$36.28	SOUTH ST VANDALIA;	\$1,100	
1330	Parcel ID: 14-101-180-092-00; Legal Description: S 1/2 LOT 92 & LOT 93 ADDITION TO VILLAGE OF VANDALIA. AKA; STEPHEN BOGUE'S 4TH ADDITION Comments: 3 bed 1 bath home on a corner lot. Structure of the house is solid. Kitchen and bathroom need a lot of work. Vinyl siding and shingled roof are in fair condition. Old shed in the back yard filled with debris. A little TLC could go a long way! Appx 0.27 acres. Summer Tax Due: \$522.03	60671 MULBERRY ST VANDALIA;	\$8,500	
1331	Parcel ID: 14-110-027-428-70; Legal Description: E 2 A OF W 6 A N 1/2 NE 1/4 SE 1/4 SEC 27 Comments: Large grassy lot with 2 track leading to where an old trailer use to be. The foundation is rundown. The shell of a house/garage still remains but is falling apart. Could be a nice lot if cleared of debris. Thick vegetation throughout the property. Partially wooded. Appx. 1.88 acres. Summer Tax Due: \$55.94	30253 WELLS ST DOWAGIAC;	\$1,600	
1332	Parcel ID: 14-120-029-004-10; Legal Description: COM N 89 DEG 39'12"W 1618.03 FT FRM E 1/4 COR, TH N 89 DEG 39'12"W 188.87 FT, N 9 DEG 37'55"E 210.76 FT, S 89 DEG 39'12"E 153.47 FT, S 0 DEG 2'14"E 208 FT TO BEG. SEC 29 .82 A. Comments: Vacant country lot next to old barn. Partially wooded. Thick vegetation throughout property. A few large trees. Appx 0.82 acres. Summer Tax Due: \$94.56	14338 TEASDALE LAKE ST JONES;	\$2,200	

1333	Parcel ID: 14-120-208-011-00; Legal Description: BEG AT A PT ON 1/4 SEC LINE N 0 DEG 26' W 358.1 FT FROM GEN OF SEC TH S 89 DEG 34' W 276 FT, TH S 26' E 225 FT TO NLY RT-OF-WAY LINE OF US HWY 112, TH ALONG ARC OF A LEFT CURVE PARA TO & 60 FT FROM GEN LINE SD HWY, THE LONG CHORD BEING N 75 DEG 55' E 66 FT, TH N 45 DEG 58' E 293.6 FT ALONG WLY LINE OF HWY TO 1/4 LINE, TH N 0 DEG 26' W 5.9 FT TO BEG. SEC 8. Comments: 6 Bed 3 bath country home set up for a duplex. 1 car attached garage. Small shed in the back yard. Extensive garbage and debris inside the home. Could be nice if cleaned up. Appx 0.99 acres. Summer Tax Due: \$446.22	69430 BALDWIN PRAIRIE RD UNION;	\$6,900	
1334	Parcel ID: 14-120-211-014-50; Legal Description: COM S 924.09 FT FRM E 1/4 COR, TH S 132 FT, TH S 89 DEG 26' W 330 FT, TH N 132 FT, TH N 89 DEG 26' E 330 FT TO BEG. SEC 11 1 AC. Comments: Vacant wooded lot in the country. Small storage shed in decent condition. Many large trees. Thick vegetation. Appx 0.92 acres. Summer Tax Due: \$82.60	SUSZEK RD WHITE PIGEON;	\$2,000	
1335	Parcel ID: 14-120-410-020-00; Legal Description: 8-13 LOT 20 UNION GARDENS. Comments: 3 Bed 2 bath home with 1 car detached garage and old shed. Needs some TLC. Garage in fair condition. Shed full of debris. Attic crawlspace with broken ladder. Extensive degree in back yard. Appx. 0.30 acres. Summer Tax Due: \$199.42	69731 HAZEL RD UNION;	\$6,400	
1336	Parcel ID: 14-120-410-033-00; Legal Description: LOT 33 UNION GARDENS. Comments: Grassy vacant lot. Some vegetation at the back of the property. Appx 0.48 acres. Summer Tax Due: \$24.28	15543 HAZEL RD UNION;	\$4,200	
1337	Parcel ID: 14-130-005-021-10; Legal Description: 5S-16W COM S 0 DEG 5' W 121 FT FRM SE COR LOT 85 CABLE PARK BEACH NO. 1, TH S 0 DEG 5' W 352.97 FT, N 89 DEG 42' W 301 FT, N 0 DEG 1' 45" E 357.97 FT, S 88 DEG 47' E 301.39 FT TO BEG. SEC 5. 2.46 A. Comments: Good size lot that has potential but the house needs a lot of work. Structural issues. Garage is caved in an falling over. Quite a bit of mold throughout the house. Walls, floors, and ceilings are falling apart in certain rooms. May be unsalvageable. Appx 2.41 acres. Structural Issues; Mold; Sanitation Issues And Garbage; Dangerous Building; Roof Issues; Foundation Issues; Summer Tax Due: \$483.55	32640 DIXON ST DOWAGIAC;	\$4,100	
1338	Parcel ID: 14-130-010-023-10; Legal Description: COM N 330 FT & S 88 DEG 49'6"E 612 FT FRM W 1/4 COR, TH S 88 DEG 49'6"E 200 FT, S 165 FT, N 88 DEG 49'6"W 200 FT, N 165 FT TO BEG. SEC 10 .76 A. SUBJ TO EASEMENT Comments: Vacant lot East of Townhall Rd. and West of Bakeman Rd. Landlocked with no road access. Appx 0.76 acres. No Road Access; Summer Tax Due: \$25.53	TOWNHALL RD NEAR SWISHER ST DOWAGIAC;	\$3,300	
1339	Parcel ID: 14-130-011-005-00; Legal Description: 5S-16W BEG AT NW COR OF W HAF NE QTR NW QTR NE QTR SEC 11, TH S 9 HAF RDS, E 9 RDS, TH N 9 HAF RDS, TH W 9 RDS TO PL OF BEG SEC 11. HAF A. Comments: 2 Story home that needs a lot of work. Garage has seen better days. Small shed in the back yard. Open to the elements. Ceilings are caved in. Extensive debris. This house needs to set up appointment with a bull dozer. Appx 0.43 acres. Mold; Roof Issues; Animal Damaged; Sanitation Issues And Garbage; Summer Tax Due: \$135.44	29391 M 152 DOWAGIAC;	\$2,600	

1340	Parcel ID: 14-130-026-023-00; Legal Description: 5S-16W S HAF N HAF S HAF OF NW QTR SW QTR. SEC 26. Comments: 1 Story home with vinyl siding. Nice residential neighborhood. Dirt driveway. Shingled roof appears to be in fair condition. Wooded acreage behind the house. On last visit this property was occupied. Appx 4.94 acres. Occupied; Summer Tax Due: \$361.32	54677 CALIFORNIA RD DOWAGIAC;	\$3,400	
1341	Parcel ID: 14-130-410-001-00; Legal Description: 1962 UNIT 1 INDIAN LAKE WOODS CONDOMINIUM AS AMENDED Comments: This vacant lot has a small parking lot that may be used by the neighbors. Had a trailer parked on the property last visit. Nice quiet residential neighborhood. Partially wooded corner lot. Some grass. Appx 0.34 acres. Summer Tax Due: \$25.77	54465 RIVER BIRCH DR EAU CLAIRE;	\$1,200	
1342	Parcel ID: 14-130-410-010-00; Legal Description: 1971 UNIT 10 INDIAN LAKE WOODS CONDOMINIUM Comments: Vacant lot at the end of a cul-de-sac. Nice quiet residential neighborhood. Partially wooded. 2 large cement slabs on the property. Appx 0.23 acres. Summer Tax Due: \$25.77	33567 COTTONWOOD TRL EAU CLAIRE;	\$1,200	
1343	Parcel ID: 14-130-410-011-00; Legal Description: 1972 UNIT 11 INDIAN LAKE WOODS CONDOMINIUM Comments: Small vacant lot with large slabs of poured concrete. Nice quiet residential neighborhood. Some grass. Partially wooded. Near the end of a cul-de-sac. Appx 0.18 acres. Summer Tax Due: \$25.77	33593 SASSAFRAS LN EAU CLAIRE;	\$1,200	
1344	Parcel ID: 14-130-410-020-00; Legal Description: UNIT 20 INDIAN LAKE WOODS CONDOMINIUM AS AMENDED Comments: Grassy vacant lot with a cement driveway. Nice quiet residential neighborhood. Side walk leading to where a house use to be. Appx 0.14 acres. Summer Tax Due: \$25.77	RIVER BIRCH DR EAU CLAIRE;	\$1,200	
1345	Parcel ID: 14-140-100-003-00; Legal Description: 5-14 329-241 LOT 4 VILLAGE OF WAKELEE. Comments: Old vacant trailer with a shed in the back yard. Metal siding and roof are in fair condition. Needs some work. Property was recently occupied. Appx 0.20 acres. Summer Tax Due: \$60.15	16048 DUTCH SETTLEMENT ST MARCELLUS;	\$1,900	
1346	Parcel ID: 14-140-550-048-25; Legal Description: LOT 54 STEVENS SHADY SHORES. Comments: Vacant lot with a very nice view of Little Fish Lake. Do your homework this property may have lake access. Cement slab where a trailer may have been. Quite a bit of personal property. Handful of large trees and a hill with vegetation near the back. Appx 0.17 acres. Personal Property; Summer Tax Due: \$10.73	17360 STEVENS FOREST LK ST CASSOPOLIS;	\$1,900	
1347	Parcel ID: 14-150-124-003-00; Legal Description: LOTS 3, 4 & 5 BLK 14 TWIN LAKE HILLS. Comments: Vacant wooded lot on a dirt road. Several large trees. Thick vegetation. Drive access to road. Appx 0.17 acres. Summer Tax Due: \$5.36	RIDGE RD DOWAGIAC;	\$750	
1348	Parcel ID: 14-150-159-020-00; Legal Description: LOT 20 BLK 9 TWIN LAKE WOODS. Comments: Very small vacant side yard parcel. Half grass half wooded. Unbuildable land. Appx 0.11 acres. Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$3.22	ARNOLD AVE DOWAGIAC;	\$700	
1349	Parcel ID: 14-150-227-030-00; Legal Description: LOT 30 BLK 27 TWIN SHORES. Comments: Very small vacant wooded sideyard parcel. Property has a few large trees with thick vegetation throughout. Appx 0.06 acres Unbuildable Lands / Too Small; Sideyard Parcel; Summer Tax Due: \$1.07	67TH ST DOWAGIAC;	\$700	

1350	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 14-160-100-232-00; Legal Description: PT OF E 1/2 OF NE 1/4 OF SW 1/4 SEC 1 T6S R16W CITY OF DOWAGIAC; BEG AT PT ON E & W 1/4 LN SAID SEC 2030.3 FT E OF W 1/4 COR THEREOF, SAID PT BEING 656.7 FT W OF CENTER OF SEC 1 SAID PT ALSO BEING 15.05 FT E OF NW COR OF E 1/2 OF NE 1/4 SW 1/4 SEC 1 SAID PT ALSO BEING 49.5 FT E & N 0 DEG 01' 30" E 32.19 FT FRM NE COR LOT 1 IN BASSETTS ADD TH E ALG E & W 1/4 LN 138 FT TH S 0 DEG 01' 30" W 164.5 FT TO N LN PLAT OF FORBES ADD TH S 89 DEG 56' 30" W ALG SAID N LN 138. FT TO NW COR LOT 34 FORBES ADD TH N 0 DEG 01' 30" E ALG E LN OF ANDREWS ST 164.19 FT TO BEG. Comments: 4 bed 2 bath house in average condition. A little TLC could go a long way with this property! Plumbing has been winterized. Nice vinyl siding. Roof appears to be in fair shape. Block foundation seems solid. Appx 0.19 acres. Bundled with adjacent corner vacant lot.</p> <p><i>(2 of 2)</i> Parcel ID: 14-160-100-233-00; Legal Description: COM 24 FT E OF NE COR LOT 1, BASSETT'S ADDITION, TH S 8 RDS, E 4 RDS, N 8 RDS, W 4 RDS TO PL OF BEG. UNPLATTED POKAGON SEC 1 CITY OF DOWAGIAC. Comments: Grassy vacant corner lot. A few large trees on the property. Vegetation at the back of the property. Appx 0.20 acres. Summer Tax Due: \$657.26</p>	317 POKAGON ST DOWAGIAC; 319 POKAGON ST DOWAGIAC;	\$7,200	
1352	<p>Parcel ID: 14-160-100-326-00; Legal Description: LOT 37 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: Grassy vacant lot with a few very large trees that provide nice shade. Concrete slabs where a house use to be. Some vegetation around the edge of the property. Appx 0.20 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$20.05</p>	106 ALLEN ST DOWAGIAC;	\$1,100	
1353	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 14-160-100-343-00; Legal Description: LOT 55 & E 16 1/2 FT LOT 54 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: Grassy vacant lot. Thick vegetation of one side of the property. Bundled with adjacent lot. Appx 0.25. Vul - Vacant Urban Lot;</p> <p><i>(2 of 2)</i> Parcel ID: 14-160-100-344-00; Legal Description: LOT 56 BASSETTS ADDITION CITY OF DOWAGIAC. Comments: Grassy vacant lot. Thick vegetation of one side of the property. Bundled with adjacent lot. Appx 0.20 acres. Summer Tax Due: \$30.58</p>	300 CORA ST(BLOCK) DOWAGIAC; 200 CORA ST(BLOCK) DOWAGIAC;	\$1,600	
1355	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 14-160-100-442-00; Legal Description: LOT 84 FORBES ADDITION CITY OF DOWAGIAC. Comments: Grassy vacant lot with little vegetation. Driveway access to road. A couple large trees at the back edge of the property. Bundled with adjacent lot. Appx 0.12 and 0.11 acres. Vul - Vacant Urban Lot;</p> <p><i>(2 of 2)</i> Parcel ID: 14-160-100-443-00; Legal Description: LOT 85 FORBES ADDITION CITY OF DOWAGIAC. Summer Tax Due: \$5.98</p>	221 ANDREWS ST DOWAGIAC; 219 ANDREWS ST DOWAGIAC;	\$1,400	

1357	Parcel ID: 14-160-100-476-00; Legal Description: LOT 8 EVA HEDDON'S ADD CITY OF DOWAGIAC. Comments: Grassy vacant lot in between 2 homes. Could be a nice addition to a neighboring yard. 2 Large trees at the front of the property. Sideyard parcel. Vegetation at the back of the property. Appx 0.19 acres. Sideyard Parcel; Summer Tax Due: \$17.20	416 MAPLE ST DOWAGIAC;	\$1,200	
1358	Parcel ID: 14-160-100-552-00; Legal Description: LOT 68 HOPKINS ADD CITY OF DOWAGIAC. Comments: 2 story home with porch on the side of the house. Dirt driveway. Nice vinyl siding and shingle roof. Front porch may be a bit unstable. On last visit this home was occupied. Appx. 0.19 acres. Occupied; Summer Tax Due: \$734.18	211 FIRST AVE DOWAGIAC;	\$4,500	
1359	Parcel ID: 14-160-100-643-00; Legal Description: LOT 16 HOYT & GARDNER'S ADD CITY OF DOWAGIAC. Comments: 2 Story home with 2 small sheds in the back yard. Mud room on the back of the house. Roof appears to be in fair condition. Dirt driveway. Nice vinyl siding. On last visit this home was occupied. Appx 0.20 acres. Occupied; Summer Tax Due: \$511.86	407 WALNUT ST DOWAGIAC;	\$2,800	
1360	This lot is a "bundle" comprised of 4 parcels <i>(1 of 4)</i> Parcel ID: 14-160-100-714-00; Legal Description: COM ON NE COR LOT 12, S 3 RDS W 5 RDS, N 3 RDS E 5 RDS TO PL OF BEG. TUTHILL & STURGIS ADD CITY OF DOWAGIAC. Comments: *NOTE: The 4 structures in this bundle are REQUIRED to be demolished after purchase at the buyer's expense. To prove financial worthiness to perform the demolitions, we will require a cash performance bond, payable to the Cass County Treasurer, in the amount of \$135,000.00. Without this, the sale will be canceled and no deeds will be issued. Please be aware before bidding* Mold; Roof Issues; <i>(2 of 4)</i> Parcel ID: 14-160-200-344-00; Legal Description: LOT 94 PATRICK HAMILTON'S 2ND ADD CITY OF DOWAGIAC. Harvesting; <i>(3 of 4)</i> Parcel ID: 14-160-200-524-00; Legal Description: E 2/3 LOT 250, EX 3 FT OFF N SIDE PATRICK HAMILTON'S 4TH ADD CITY OF DOWAGIAC. Foundation Issues; Structural Issues; Dangerous Building; <i>(4 of 4)</i> Parcel ID: 14-160-300-645-00; Legal Description: COM AT SW COR LOT 151, TH E ON S LOT LINE 70 FT, TH N 18 DEG 40' E 44 FT TH N 31 DEG 40' E 49 FT, TH N 27 DEG 45' E 33.4 FT TO NLY LOT LINE, TH N 63 DEG W 33 FT TO NW COR SD LOT. TH S 36 DEG 28' W ALONG NWLY LOT LINE 165.75 FT TO BEG. MCOMBER'S 3RD ADD. CITY OF DOWAGIAC. Harvesting; Summer Tax Due: \$3,262.86	801 W HIGH ST DOWAGIAC; 307 N FRONT ST DOWAGIAC; 511 N FRONT ST DOWAGIAC; 305 E TELEGRAPH ST DOWAGIAC;	\$31,000	
1361	Parcel ID: 14-160-100-739-00; Legal Description: LOT 23 ZELNER'S ADD CITY OF DOWAGIAC. Comments: Grassy vacant urban lot. A few large trees on the property. Drive access to road. Appx 0.15 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$17.20	204 HALSTEAD ST DOWAGIAC;	\$400	
1362	Parcel ID: 14-160-100-747-00; Legal Description: LOT 31 ZELNER'S ADD CITY OF DOWAGIAC. Comments: 2 bed 1 bath home. With a little work this could be a nice home. Roof appears in fair condition. Block foundation is solid. Vinyl siding. Unfinished construction. Appx 0.15 acres. Summer Tax Due: \$378.36	105 HALSTEAD ST DOWAGIAC;	\$3,700	

1363	Parcel ID: 14-160-200-252-00; Legal Description: E 1/2 LOT 8 PATRICK HAMILTON'S ADD CITY OF DOWAGIAC. Comments: 4 Bed 1 1/2 bath house on a corner lot with attached 1 car garage. House is in very good condition. Wouldn't take much to be ready to move in. Decor is out of date. Walls ceilings and floor are in good shape. Nice kitchen and brick fire place. No debris. Large full size basement. Appx 0.10 acres. Summer Tax Due: \$713.50	207 N FRONT ST DOWAGIAC;	\$3,400	
1365	Parcel ID: 14-160-200-518-03; Legal Description: LOTS 245 & 247. ALSO S 24.5 FT OF W 74 FT LOT 249. PATRICK HAMILTON'S 4TH ADDITION CITY OF DOWAGIAC. Comments: 1 Story 3 bed 1 bath home in good condition. Nice residential neighborhood. Full size finished basement. Walls floors and ceilings appear to be in good condition. Solid block foundation. Half vinyl half brick siding. Shingled roof is in good condition. If cleaned up this house has great potential. Small shed in the back yard needs a little work. Large concrete slab behind the shed. Very large grassy yard. Concrete driveway. Appx 0.65 acres. Personal Property; Summer Tax Due: \$987.44	610 ORCHARD ST DOWAGIAC;	\$5,400	
1367	Parcel ID: 14-160-200-815-00; Legal Description: LOTS 232 AND LOT 233 DANIEL MC OMBERS ADDITION CITY OF DOWAGIAC Comments: This bank is in good condition. Wouldn't take much work to have it up and running. Very large concrete parking lot. 4 drive through slots. Pneumatic tube system has been removed. Nice brick siding. Shingle roof is in good condition. Alarm system. Summer Tax Due: \$898.02	202 W PRAIRIE RONDE ST DOWAGIAC;	\$7,900	
1368	Parcel ID: 14-160-300-044-00; Legal Description: COM 2 RDS S & 10.4 RDS W OF N 1/4 POST, W 4 RDS, S 6 RDS, E 4 RDS, N 6 RDS TO PL OF BEG. UNPLATTED LAGRANGE SEC 6 CITY OF DOWAGIAC. Comments: 3 bed 1 bath home with detached 1 car garage. Vinyl siding and shingle roof. Stone foundation seems solid. Extensive debris and personal property. A little TLC could go a long way. Property backs up to woodlands. A few large trees. Appx 0.14 acres. Personal Property; Summer Tax Due: \$515.07	434 E DIVISION ST DOWAGIAC;	\$4,000	
1369	Parcel ID: 14-160-300-286-00; Legal Description: LOT 13 ANDREW LESTER ADD CITY OF DOWAGIAC Comments: Grassy vacant urban lot on the corner of Lester and Telegraph. A few bushes ad a couple larger trees. Driveway access to road. Appx 0.14 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$14.31	221 LESTER AVE DOWAGIAC;	\$800	
1372	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 14-160-300-935-11; Legal Description: LOT 19 YOUNG'S HILLCREST SUB. CITY OF DOWAGIAC. Comments: Vacant wooded lot. Landlocked. No road access. Appx 0.43 acres. Bundled with adjacent lot. No Road Access; (2 of 2) Parcel ID: 14-160-300-936-30; Legal Description: LOTS 31 & 32 YOUNG'S HILLCREST SUB. CITY OF DOWAGIAC. Comments: Vacant wooded lot. Landlocked. No road access. Appx 1.11 acres. No Road Access; Summer Tax Due: \$75.92	NUBOUR ST (VACANT) DOWAGIAC; NUBOUR ST (VACANT) DOWAGIAC;	\$1,900	

Van Buren County

Lot #	Lot Information	Address	Min. Bid	Sold For
6200	Parcel ID: 80-01-024-011-60; Legal Description: 24-2-13 S 174.5' OF W 278' OF N 1/2 NW 1/4 NE 1/4 OF SEC. Comments: Mobile home with metal siding and roof. Large 2 door barn with metal siding and shingle roof. Debris in back yard. Partially wooded. Lots of large trees. Last visit this property was owner occupied. Appx 1.11 acres. Summer Tax Due: \$168.35	36463 23RD ST KALAMAZOO;	\$3,300	
6201	Parcel ID: 80-03-407-018-00; Legal Description: 1-2-15 LOT 18 BLK 7 SCOTT SHORES. Comments: Grassy vacant lot with gravel driveway access to private road. Large grassy hump in middle of the property. Just down the street from North Scott Lake. Appx 0.14 acres. Summer Tax Due: \$8.44	MICHIGAN AVE BLOOMINGDALE;	\$800	
6202	Parcel ID: 80-05-014-010-10; Legal Description: 14-1-14 BEG AT E 1/4 POST OF SEC, TH WLY ALG E & W 1/4 L OF SD SEC 231', TH S 9 DEG 17' W 648', TH S 43 DEG W TO SH OF MILL LAKE, TH SLY ALG SD SH TO E SEC L, TH NLY ALG SD SEC L TO BEG. EX SUPERVISOR'S PLAT OF SAGE'S BEACH. Comments: Large vacant wooded lot very close to Mill Lake. Possibly landlocked. Appx 3.06 acres. No Road Access; Summer Tax Due: \$55.91	LAKEWAY GOBLES;	\$2,000	
6203	Parcel ID: 80-06-280-938-00; Legal Description: 10-1-15 LOT 38 BLOCK 9 LITTLE BEAR LAKE PARK. Comments: Very small vacant wooded lot. Landlocked. No road access. Appx 0.08 acres No Road Access; Summer Tax Due: \$3.70	CR 388 GRAND JUNCTION;	\$700	
6204	Parcel ID: 80-06-420-224-01; Legal Description: 15-1-15 LOTS 24-25-26-27 BLOCK 2 SADDLE LAKE SUB. Comments: Vacant wooded lot. Saddle Lake Subdivision. Private road is overgrown with vegetation. The road access is sketchy. Appx 0.29 acres. Summer Tax Due: \$11.73	SADDLE LAKE SUB GRAND JUNCTION;	\$800	
6205	Parcel ID: 80-06-420-801-00; Legal Description: 15-1-15 LOTS 1 & 2 BLOCK 8 SADDLE LAKE SUB. Comments: Vacant wooded lot off two track. Saddle Lake subdivision. Appx 0.15 acres. Summer Tax Due: \$6.91	SADDLE LAKE SUB GRAND JUNCTION;	\$700	
6206	Parcel ID: 80-06-421-829-00; Legal Description: 15-1-15 LOTS 29 & 30. BLOCK 18 SADDLE LAKE SUB. Comments: Vacant wooded lot on dirt road. Saddle Lake subdivision. Lots of vegetation. Nice wooded area. Appx 0.16 acres. Summer Tax Due: \$7.46	SADDLE LAKE SUB GRAND JUNCTION;	\$800	
6207	Parcel ID: 80-07-010-026-00; Legal Description: 10-2-17 E 115' OF N 377.14' OF S 754.28' OF W 1/2 SE 1/4 NW 1/4. Comments: Landlocked. Summer Tax Due: \$18.32	75252 30TH AVE COVERT;	\$400	
6208	Parcel ID: 80-07-011-055-01; Legal Description: 11-2-17 NE 1/4 NW 1/4 OF SEC. EXCEPT COM AT N 1/4 POST OF SEC, TH W ALONG N SEC L 661.13' TO BEG, TH S 0 DEG 45'09"E 482.50', TH W 395.25', TH N 60 DEG 17'35" W 308.94' TO N & S 1/8 L OF NW 1/4 OF SEC, TH N 0 DEG 40'30"W ON SAME 329.39' TO N SEC L, TH E ON SAME 661.13' TO BEG. SPLIT FROM: 80-07-011-055-00. Comments: Mostly wooded property. Thick vegetation. Looks to be great hunting land. Could be an awesome spot for deer camp! Backs up to neighboring crops. Appx 32.96 acres. Summer Tax Due: \$370.32	28TH AVE COVERT;	\$6,600	

6209	Parcel ID: 80-07-015-005-00; Legal Description: 15-2-17 BEG ON 1/8 L 21.35 CHAINS N OF E 1/8 POST ON E & W 1/4 L, TH E 20 RODS, TH N 16 RODS, TH W 20 RODS, TH S 16 RODS TO BEG. Comments: Large wooded lot. Very dense vegetation. Trees of all sizes throughout property. Appx 1.92 acres. Summer Tax Due: \$174.09	32735 ORCHARD ST COVERT;	\$1,700	
6210	Parcel ID: 80-07-015-057-00; Legal Description: 15-2-17 E 340.4 FT OF S 128.4 FT OF S 10 ACRES OF N 31.75 ACRES OF W 1/2 OF NE 1/4 OF SEC. Comments: Grassy vacant lot. Old cement pad where a mobile once was. Some debris. 1 large tree. Appx 1.0 acre. Summer Tax Due: \$67.18	32728 ORCHARD ST COVERT;	\$5,600	
6211	Parcel ID: 80-07-016-017-11; Legal Description: 16-2-17 E 320 FT OF N 5 ACRES OF S 20 ACRES OF SE 1/4 OF SE 1/4 OF SEC. EXCEPT BEG AT SW COR THEREOF, TH N ALG W L OF SAID E 320 FT TO NW COR OF SAID E 320 FT, TH ELY ALG N L OF SAID E 320 FT OF N 5 ACRES OF S 20 ACRES OF SE 1/4 OF SE 1/4 155 FT TH S 40 FT TO A POINT, TH SWLY TO A POINT 87 FT N OF S L OF SAID N 5 ACRES AND 115 FT E OF W L OF SAID E 320 FT, TH S 87 FT TO S L OF SAID N 5 ACRES TH WLY ALG SAID S L 115 FT TO BEG. TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS. *** SPLIT ON 8 JUNE 2001 FROM 80-07-016-017-10 FOR 2002. Comments: Double wide home that has been recently condemned. Shingle roof in poor shape. Ceiling is caving in throughout some of the home. Rundown shed in front yard. Extensive debris. Appx 0.71 acres. Summer Tax Due: \$463.66	35572 76TH ST COVERT;	\$4,500	
6212	Parcel ID: 80-07-027-010-00; Legal Description: 27-2-17 S 48.85 FT OF THE S 1/2 OF N 1/2 OF S 1/2 NW 1/4 NW 1/4 & N 17.15 FT OF S 1/2 S 1/2 NW 1/4 NW 1/4. 2 A. Comments: Vacant wooded lot in the country. Young forest with a few large trees. Wetland indicators. Appx 1.99 acres. Summer Tax Due: \$121.87	76TH ST COVERT;	\$1,100	
6213	Parcel ID: 80-07-027-057-00; Legal Description: 27-2-17 W 100' OF E 660' OF S 660' OF SE 1/4 KNOWN AS LOT 10 UNRECORDED. Comments: Good size vacant wooded lot. Long rectangular shape. Thick vegetation throughout property. A few large trees. Appx 1.5 acres. Summer Tax Due: \$101.41	CR 376 COVERT;	\$1,300	
6214	Parcel ID: 80-07-033-036-00; Legal Description: 33-2-17 W 218 FT OF N 40 FT OF S 100 FT OF N 200 FT OF NW 1/4 OF SW 1/4 OF SW 1/4 OF SEC. Comments: Grassy vacant lot in between 2 homes. Vegetation around the outside of the property. Drive access to road. Appx 0.22 acres. Summer Tax Due: \$67.18	47079 CR 703 COLOMA;	\$7,600	
6215	Parcel ID: 80-07-035-023-00; Legal Description: 35-2-17 S 2 A OF N 1/2 N 1/2 N 1/2 SW 1/4 Comments: Long narrow vacant lot in between 2 homes. Possible legal boundary issues. Appx 1.92 acres. NOTE: No online bidding for this parcel, in-room bids only. Summer Tax Due: \$131.33	46149 M 140 HWY COVERT;	\$13,250	
6216	Parcel ID: 80-07-140-093-01; Legal Description: 15-2-17 BEG AT INTER OF CEN L OF NORTH ST EXT W AND W L OF WEST ST, TH S 116.4', TH W 187', TH N 116.4' TO SD CEN L, TH E ON SAME 187' TO BEG. EX W 33' THEREOF. UNPLATTED VILLAGE OF COVERT. Comments: Grassy vacant corner lot. Has road access to 3 roads. A few large trees. Appx 0.43 acres. Summer Tax Due: \$42.74	74301 ORCHARD ST COVERT;	\$1,700	

6217	Parcel ID: 80-08-015-013-00; Legal Description: 15-4-14 BEG AT A PT ON E & W 1/4 L 355.8' E OF CEN OF SEC, TH E 80', TH S 165' TH W 80', TH N 165' TO BEG OF DES. KNOWN AS LOT 2 Comments: 1 story home. Solid poured concrete foundation. Shingle roof in bad shape. Block walls. Grassy yard. A few small trees. Appx 0.30 acres. Summer Tax Due: \$115.41	38841 82ND AVE DECATUR;	\$2,800	
6218	Parcel ID: 80-09-026-008-10; Legal Description: 26-1-16 W 258' OF E 1/2 SE 1/4 SW 1/4. 7.8 A. Comments: Large vacant wooded lot. Could be used for hunting. Backs up to a field. Wooded neighboring properties. Very thick vegetation. Appx 7.6 acres Summer Tax Due: \$73.10	CR 380 BANGOR;	\$2,000	
6219	Parcel ID: 80-09-030-012-00; Legal Description: 30-1-16 BEG AT INTER OF CEN L M-43 HWY & W N & S 1/8 L, TH NWLY ON SD CEN L 106.6', TH S 45 DEG W 129.4', TH S 168.5', TH E 165' TO 1/8 L, TH N ON SAME TO BEG. Comments: Metal siding and roof on mobile trailer. Extensive debris and mold. Barn has metal siding and roof with block walls. Dense vegetation throughout property. Appx 0.74 acres. Summer Tax Due: \$323.04	69505 M 43 HWY SOUTH HAVEN;	\$2,900	
6220	Parcel ID: 80-10-075-021-00; Legal Description: 33-4-15 LOT 29 VAN BUREN ACRES. Comments: Vacant wooded lot on dirt road. Dense vegetation. Lots of large trees. Appx 1.44 acres. Summer Tax Due: \$10.55	94TH AVE DECATUR;	\$800	
6221	Parcel ID: 80-11-006-031-00; Legal Description: 6-3-16 E 25' OF FOLL DESCRIPTIONS. NE1/4 SE1/4 & E 24 R OF SFR1/2 NEFR1/4 LY NLY OF CEN L OF RUSH LAKE RD. Comments: Long narrow vacant waterfront property on Rush Lake. Unbuildable land. Could be used as easement to lake. Wooded property with thick vegetation. Do homework. Appx 0.31 acres. Unbuildable Lands / Too Small; Summer Tax Due: \$9.31	RUSH LAKE RD HARTFORD;	\$900	
6222	Parcel ID: 80-11-018-012-20; Legal Description: 18&19-3-16 COM AT NW COR OF SEC TH S ALG W SEC L 1597.2' TO CEN OF RED ARROW HWY, TH N 72 DEG 28'E ALG SD CEN 1951.05', TH N 836.93' TO BEG, TH N 344.36', TH E 253' TO N&S 1/4 L OF SECTION 18, TH S ALG N&S 1/4 L OF SECTIONS 18&19 TO A PT 757' N OF RED ARROW HWY, TH W 253' TO BEG. INCL EASEMENT FOR INGRESS & EGRESS. Comments: 1 Bed 1 bath mobile home with shed and pump house located right next to the Four Winds Hartford Casino. Metal roof. Large grassy yard with some very large trees. Partially wooded. Needs some work. Appx 2 acres. Summer Tax Due: \$102.28	69140 RED ARROW HWY HARTFORD;	\$2,400	
6223	Parcel ID: 80-11-029-011-10; Legal Description: 29-3-16 COM AT S 1/4 PT OF SEC, TH N 0 DEG 1'30"E ALG N & S 1/4 L 657.38' TO BEG, TH CON N 0 DEG 01'30"E ALG SD 1/4 L 328.69', TH N 89 DEG 36'40"W ALG N L OF S 3/9 OF SW 1/4 OF SEC 396', TH S 0 DEG 01'30"W 329.06', TH S 89 DEG 40'E 396' TO BEG. Comments: Nice 1 story home with 2 car garage. Above ground pool. Half brick half vinyl siding. Shingle roof in good condition. Very large grassy yard. Last visit this property was occupied. Appx 2.97 acres Summer Tax Due: \$462.25	67436 67TH ST WATERVLIET;	\$5,000	
6224	Parcel ID: 80-13-017-006-00; Legal Description: 17-3-15 BEG ON 1/4 L 706.5' S OF N 1/4 PT TH E AT RT ANG 611.4', TH S 142.5', TH W 611.4' TO SD 1/4 L, TH N ON SAME 142.5' TO BEG. Comments: Large vacant wooded lot. Very dense vegetation. Lots of large trees. Appx 1.95 acres. Summer Tax Due: \$68.63	55TH ST LAWRENCE;	\$2,000	

6225	Parcel ID: 80-16-090-011-00; Legal Description: 1-4-13 LOT 15 FROSTY ACRES PLAT. Comments: Old vacant barn. Metal roof and siding. Some debris.. Large concrete slab next to barn. Dense vegetation surrounding barn. A few larger trees. Appx 0.24 acres. Summer Tax Due: \$86.86	75304 MARIE DR LAWTON;	\$2,100	
6226	Parcel ID: 80-17-013-018-00; Legal Description: 13-1-17 W 165 FT OF NE 1/4 OF SEC. Comments: Large wooded lot with long gravel driveway leading to trailer. Trailer is in decent shape. Some debris. Could be used for hunting. Property runs alongside power line. Appx 10.44 acres. Summer Tax Due: \$799.87	70969 8TH AVE SOUTH HAVEN;	\$5,200	
6227	Parcel ID: 80-17-015-013-00; Legal Description: 15-1-17 BEG 342.9' S OF NE COR W 1/2 SE 1/4 SW 1/4, TH N 53 DEG 2' W 263.5' TO BLUE STAR MEMORIAL HWY, TH SWLY ALG SD HWY 100', TH S 53 DEG 2' E 338.8', TH N 125.2' TO BEG. Comments: Vacant wooded lot. Dense vegetation. Lots of large trees. Next to storage business. Appx 0.68 acres. Summer Tax Due: \$166.81	11043 BLUE STAR HWY SOUTH HAVEN;	\$1,600	
6228	Parcel ID: 80-17-015-036-15; Legal Description: 15-1-17 COM AT E 1/4 POST OF SEC, TH S 0 DEG 03'51"E ON E SEC L 656.67 FT TO S L OF S 1/4 OF N 1/2 OF NE 1/4 OF SE 1/4 OF SEC, TH N 89 DEG 22'41"W ON N L OF SUPERVISOR'S PLAT OF THE LAMBERT SUB 236.61 FT TO NE COR OF LOT 18 OF SAID SUB AND BEG, TH CON N 89 DEG 22'41"W ON SAID N L 100.07 FT TO NW COR OF LOT 18, TH N 0 DEG 03'51"W 75.0 FT, TH S 89 DEG 22'41"E PAR WITH SAID N L 100.07 FT, THH S 0 DEG 03'51"E 75.0 FT TO BEG. *** SPLIT ON 21 MARCH 2013 FROM 80-17-380-018-01 FOR 2014. Summer Tax Due: \$105.46	LAMBERT DR SOUTH HAVEN;	\$1,200	
6229	Parcel ID: 80-17-027-003-30; Legal Description: 27-1-17 COM AT SW COR OF SEC, TH N0D07'51"W ALG W SEC L 911.03' TO BEG, TH CON N0D07'51"W ALG W SEC L 102', TH S85D20'51"E 298.85', TH S3D50'01"W 92.37', TH N87D10'18"W 291.81' TO BEG. SPLIT FROM: 80-17-027-002-01. Comments: Small one story home. Dirt driveway leads to house. A few large trees on property. Sits in front of farm land. This property was occupied on last visit. Approx. 0.66 acres Occupied; Summer Tax Due: \$450.98	19225 76TH ST SOUTH HAVEN;	\$3,000	
6230	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 80-17-112-004-00; Legal Description: 27-1-17 LOTS 7,8,9,10,11,12 & 13. BLOCK 2 BOULEVARD SUB NO 1. Comments: Partially wooded vacant lot just North of County Road 380. Lot is located behind a trailer. There is a dirt road but looks to be a private driveway. Approx. 0.63 acres. May have access issues. No Road Access; (2 of 2) Parcel ID: 80-17-113-001-00; Legal Description: 27-1-17 LOTS 1 TO 26 INCL BLK 3 EX LOTS 12-13-14-15 BOULEVARD SUB NO 1. Comments: Bundle of two Wooded vacant parces just North of County Road 380. Lots are located behind a trailer. There is a dirt road but looks to be a private driveway. Approx. 1.9 acres. May have access issues. No Road Access; Summer Tax Due: \$221.48	CR 380 SOUTH HAVEN; CR 380 SOUTH HAVEN;	\$2,400	
6233	Parcel ID: 80-43-040-434-00; Legal Description: 20-4-14 LOT 4 BLOCK M ORIGINAL PLAT OF DECATUR Comments: Grassy vacant lot in between 2 homes. Gravel driveway access to road. Inaccurate SEV. Appears there was a building on the property at one point. Appx 0.25 acres. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$788.33	215 E DELAWARE ST DECATUR;	\$18,750	

6234	Parcel ID: 80-43-040-533-01; Legal Description: 19-4-14 WLY 1/2 OF LOT 3. EX ELY 6 FT THEREOF. BLOCK R. ORIGINAL PLAT OF DECATUR. . SPLIT FROM: 80-43-040-533-00. Comments: Grassy vacant lot in between 2 businesses. Partially wooded with some vegetation. Appx 0.22 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$67.91	W SHERWOOD ST DECATUR;	\$1,400	
6235	Parcel ID: 80-45-700-056-00; Legal Description: 29-3-13 BEG ON S SEC L 310.45 FT E OF S 1/4 POST OF SEC, TH N 114.25 FT, TH E TO WLY L OF M 40 HWY, TH SLY ALG SAID WLY L TO S SEC L, TH W ON SAME TO BEG. UNPLATTED. Comments: 2 connected buildings separated by one door. 4 office spaces with front lobby. 3 fuse boxes. Two 200 amps and one 100 amp. Large concrete parking lot. A little TLC could go a long way! Grassy fenced in back yard. Appx 0.22 acres. Summer Tax Due: \$1,546.40	503 N MAIN ST LAWTON;	\$22,000	
6236	Parcel ID: 80-47-117-004-00; Legal Description: 11-3-14 LOT 4 & 5 LY S OF DREW AVE, EX ELY 11' OF LOT 5 & ELY 11' OF NLY 26' OF LOT 4 BLK 17 VILLAGE OF PAW PAW ORIGINAL PLAT. Comments: Large 4 bed 1 bath home . Fenced in front yard. Old wood shed in back yard. Breaker box removed. Old metal roof on top of old shingles. Extensive debris. Appx 0.33 acres. Summer Tax Due: \$1,210.86	514 N KALAMAZOO ST PAW PAW;	\$8,600	
6237	Parcel ID: 80-47-536-007-00; Legal Description: 11-3-14 LOT 7 & SLY 14' OF LOT 8 BLK 6 MAPLE VIEW HILLS NO 1. Comments: Grassy vacant corner lot .Nice neighborhood. Large open area surrounded by large trees. Appx 0.35 acres. Summer Tax Due: \$209.89	GLENVIEW DR PAW PAW;	\$1,700	
6238	Parcel ID: 80-47-582-093-00; Legal Description: 12-3-14 BEG AT A PT ON N L ST JOSEPH ST 116 FT E OF SE COR LOT 12 BLK 46 O.V.P. TH E ALG N L SD ST 82 FT TH N 1/2 DISTANCE TO S L PAW PAW ST W ON S L SD STS 82 FT S TO BEG. Comments: Grassy vacant lot. A few very large trees. Small pile of wood under tarp. Appx 0.23 acres. Summer Tax Due: \$398.39	627 E ST JOSEPH ST PAW PAW;	\$2,700	
6239	Parcel ID: 80-52-001-019-00; Legal Description: 16-3-16 BEG ON S L MAIN ST AT PT 45' WLY FROM NE COR OF LOT 5, TH WLY ALG S L SD ST 22', TH S 90', TH ELY PAR SD ST 22', TH N 90' TO BEG. BLOCK 1 ORIGINAL PLAT OF HARTFORD Comments: Commercial building with apartment above it. 2nd story floor not safe. Roof has multiple leaks. Use to be a business on the first floor. Needs help. Appx 0.05 acres. Summer Tax Due: \$179.96	34 W MAIN ST HARTFORD;	\$3,600	
6240	Parcel ID: 80-52-602-003-20; Legal Description: 16-3-16 N 1/2 OF LOTS 1 & 2. BLOCK 2 FREEMAN STOWE'S ADDITION Comments: Grassy vacant urban lot in between 2 homes. Driveway access to road. A few trees. Appx 0.21 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$53.99	215 FRANKLIN ST HARTFORD;	\$1,500	
6241	Parcel ID: 80-52-816-039-05; Legal Description: 16-3-16 COM AT SE COR OF LOT 28 OF MARTHA BRIDGES ADDITION TH S 181.50 FT TO S L OF BEECHWOOD ST, TH S 87 DEG 23'50"W 66.07 FT TO BEG, TH S 2 DEG 33'36"W 60.274 FT TH S 2 DEG 47'16"E 55.352 FT, TH S 87 DEG 23'50"W PAR WITH SAID S L 66.07 FT TO E L OF HEYWOOD ST, TH N ALG SAID E L 115.50 FT, TH N 87 DEG 23'50"E ALG SAID S L OF BEECHWOOD ST 66.07 FT TO BEG. *** SPLIT ON 24 MARCH 2004 FROM 80-52-816-039-00 FOR 2005. Comments: Grassy vacant lot on the corner of Beechwood and Heywood St. Driveway access to road. A few large trees. Appx 0.17 acres. Vul - Vacant Urban Lot; Summer Tax Due: \$48.82	261 HEYWOOD ST HARTFORD;	\$1,200	

6242	Parcel ID: 80-53-146-006-01; Legal Description: 10-1-17 LOTS 6 & 7. BLOCK 6 HOME ADDITION. *** COMBINATION OF 80-53-146-006-00 AND 80-53-146-007-00 ON 4 DECEMBER 2000 FOR 2001. Comments: Grassy vacant lot. Use to be a house on the property. Concrete driveway access to road. A few large trees. SEV inaccurate. Appx 0.29 acres Summer Tax Due: \$13,663.29	312 EDGELL ST SOUTH HAVEN;	\$8,200	
6243	Parcel ID: 80-54-050-021-01; Legal Description: 6-2-15 LOTS 21 HASTINGS ADDITION. SPLIT FROM: 80-54-050-021-00. Comments: Large old vacant mobile trailer. Trailer was gutted. Another small utility trailer on the property. Paved driveway access to road. Appx 0.20 acres Summer Tax Due: \$181.59	1204 HASTINGS ST BANGOR;	\$4,400	
6244	Parcel ID: 80-54-050-022-00; Legal Description: 6-2-15 LOT 22 HASTINGS ADDITION *** SPLIT FROM: 80-54-050-021-00. Comments: Vacant grassy lot. Paved driveway access to road. Mobile home hookups. 1 gigantic tree. Appx 0.20 acres. Summer Tax Due: \$129.70	1200 HASTINGS ST BANGOR;	\$3,200	
6245	Parcel ID: 80-54-700-025-00; Legal Description: 2-16 LOT 25 A.H. MORRISONS MAP OF THE CITY OF SOUTH BANGOR. Comments: House at the end of cul-de-sac. Last visit this home was occupied. Appx 0.19 acres. Summer Tax Due: \$962.95	528 DIVISION ST BANGOR;	\$11,500	
6246	Parcel ID: 80-54-801-023-00; Legal Description: 1-2-16 N 1/2 OF E 66' OF W 556.80' OF S 1/2 SW 1/4 NW 1/4 SE 1/4. UNPLATTED Comments: 3 bed 1 bath vacant home. Isolated black mold in living room. Unable to find electric box. Grassy fenced in back yard. Gravel driveway to house. Appx 0.25 acres. Mold; Summer Tax Due: \$325.73	605 NORTH ST BANGOR;	\$4,200	
6247	Parcel ID: 80-51-501-001-00; Legal Description: LOTS 1,2,3 & 4. BLOCK 1 MCNAME'S ADDITION Comments: 1 Story house with large detached garage. Shingled roof in fair condition. Solid poured concrete foundation. Nice large grassy yard with half a dozen very large trees. Last visit this property was occupied. Summer Tax Due: \$772.77	303 E VAN BUREN ST GOBLES;	\$11,000	

DEED INFORMATION

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

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

Bidder Information

Name: _____ Bidder #: _____
Email Address: _____ Phone: _____

Deed Information

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

Name (or names if married couple): _____
Address: _____
street city state zip
Marital Status: (check box <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 Schedule of Entity Ownership 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	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

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

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

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

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

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

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

Instructions:

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

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

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

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

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

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

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