

Public Land Auction

Muskegon

August 14th, 2017

Muskegon County



Location:

Shoreline Inn & Conference Center
750 Terrace Point Dr., Muskegon, MI
49440

Time:

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

If you plan to bid in-person at this auction, you will be need to bring a \$1000 Certified Check deposit (NOT a money order) to register. Please make checks payable to your OWN NAME.

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



[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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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**
 - **A deposit of \$1000 in CERTIFIED FUNDS is required to register to bid. The check can be made out in your name, and will be returned to you if you don't bid or win any properties at the end of the auction, or at any time during the auction at your request.**
 - **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.

Muskegon County

Lot #	Lot Information	Address	Min. Bid	Sold For
4600	Parcel ID: 04-013-100-0010-00; Legal Description: BLUE LAKE TOWNSHIP SEC 13 T12N R16W THAT PART OF E 1/4 OF NW 1/4 DESC AS COM AT N 1/4 COR TH N 90D W ALG N SEC LN 662.13 FT; TH S 00D 51M 55S E 595.93 FT TO POB; TH S 00D 51M 55S E 166.68 FT; TH N 90D E 661.32 FT; TH N 00D 48M 15S W 166.68 FT; TH N 90D W 661.50 FT TO POB. W/ ESMT'S 2.53 A Comments: 166' x 661' Summer Tax Due: \$69.13	BRUNSWICK RD HOLTON;	\$1,500	
4601	Parcel ID: 04-027-100-0010-20; Legal Description: BLUE LAKE TOWNSHIP SEC 27 T12N R16W COM AT W 1/4 COR OF SD SEC; TH N 00D 30M 48S W ALG W LN OF SEC 972.51 FT TO POB; TH CONT N 00D 30M 48S W, ALG SAID LN 474.18 FT; TH N 88D 48M 15S E 505.66 FT; TH S 00D 30M 48S EPAR W/W LN OF SAID SECTION 475.52 FT; TH S 88D 57M 21S W ALG N LN OF S 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 505.64 FT TO POB. W/ESM'TS LIBER 3541 PAGE 734 Comments: 505' x 475' Summer Tax Due: \$67.95	E HOLTON WHITEHALL RD TWIN LAKE;	\$1,400	
4602	Parcel ID: 04-350-020-0014-00; Legal Description: BLUE LAKE TOWNSHIP PLAT OF FRUITVALE LOTS 14 & 15 BLK 20 SEC 5 T12N R16W Comments: 50' x 100' Summer Tax Due: \$3.28	MONTAGUE;	\$450	
4603	Parcel ID: 04-550-028-0008-00; Legal Description: BLUE LAKE TOWNSHIP LITTLE BLUE LAKE ADDITION TO LAKEWOOD LOTS 8, 9 & 10 BLK 28 SEC 33 T12N R16W Comments: This one comes extra crispy. Fire Damage; Summer Tax Due: \$18.96	7050 COLUMBIA TWIN LAKE;	\$2,400	
4604	Parcel ID: 05-010-300-0004-00; Legal Description: HOLTON TOWNSHIP SEC 10 T12N R15W W 264 FT OF N 165 FT OF SW 1/4 OF SW 1/4. Occupied; Summer Tax Due: \$209.80	10392 SCHOW RD HOLTON;	\$2,200	
4605	Parcel ID: 05-033-200-0019-00; Legal Description: HOLTON TOWNSHIP SEC 33 T12N R15W E 100 FT OF W 365 FT OF NE 1/4 OF NE 1/4 LYING SLY OF SELY R/WAY OF HWY M-20. Comments: Lot with garage next to occupied home Summer Tax Due: \$123.12	7740 HOLTON RD HOLTON;	\$2,300	
4606	Parcel ID: 06-548-000-0009-00; Legal Description: FRUITLAND TOWNSHIP SUPR PLAT OF RIVER TERRACE LOT 9 Comments: 185' x 1288' Summer Tax Due: \$164.22	2311 SIMONELLI RD MUSKEGON;	\$2,700	
4607	Parcel ID: 07-002-200-0002-05; Legal Description: DALTON TOWNSHIP SEC 2 T11N R16W COM AT TH N 1/4 COR OF SD SEC TH S 89D 07M 15S E ALG N LN OF SD SEC 330 FT TO POB TH CONT S 89D 07M 15S E ALG SD LN 330 FT TH S 00D 09M 06S W PAR WITH THE N/S 1/4 LN 472.92 FT FOR POB TH S 00D 09M 06S W PAR WITH THE N/W 1/4 LN 33 FT TH S 89D 38M 19S W 329.99 FT TH N 00D 09M 06S E PAR WITH THE N/S 1/4 LN 32.10 FT FT TH S 00D 09M 06S E 329.99 FT SUBJECT TO ANY AND ALL ESMTS OR RESERVATIONS OF RECORD OR APPARENT TH'OF DESC AS COM AT THE N 1/4 COR OF SD SEC TH S 89D 07M 15S E ALG THE N LN OF SD SEC 330 FT TO POB OF ESMT TH CONT S 89D 07M 15S E 33 FT TH S 00D 09M 06S W 1040 FT TH N 89D 38M 19S E 17 FT TH S 00D 09M 06S W 50 FT TH S 89D 38M 19S W 50 FT TH N 00D 09M 06S E 1041.11 FT TO THE POB Comments: 32' x 320' Can get there by helicopter No Road Access; Summer Tax Due: \$1.17	WHITE LAKE DR TWIN LAKE;	\$400	

4608	Parcel ID: 07-012-200-0009-00; Legal Description: DALTON TOWNSHIP EXEMPT SEC 12 T11N R16W THAT PART OF THE E 1/2 OF NE 1/4 OF SEC 12 DESC AS FOL: BEG AT AN IRON PIPE 1681 FT S OF THE N LN & 33 FT E OF THE W LN OF THE E1/2 OF THE NE 1/4 OF SEC 12 TH S 0D 6M W 66 FT TO AN IRON PIPE TH N 89D 42M E PAR WITH THE N LN OF SD SEC 12 198 FT TO AN IRON PIPE TH N 0D 6M E 66 FT TO AN IRON PIPE TH S 89D 42M W PAR WITH THE N LN OF SD SEC 198 FT TO POB Comments: 66' x 198' in Twin Lake Summer Tax Due: \$29.53	5988 EAST ST TWIN LAKE;	\$16,250	
4609	Parcel ID: 07-025-200-0008-20; Legal Description: DALTON TOWNSHIP SEC 25 T11N R16W THE W 22.60 FT OF THE E 290.4 FT IF THE S 150 FT OF THE N 3/4 OF THE E 1/2 OF SE 1/4 OF NE 1/4 Comments: Landlocked lot 22' x 150' No Road Access; Summer Tax Due: \$1.17	VACANT MUSKEGON;	\$400	
4611	Parcel ID: 07-031-400-0013-00; Legal Description: DALTON TOWNSHIP SEC 31 T11N R16W N 100 FT OF W 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 Comments: It is behind those trees. Somewhere. No Road Access; Summer Tax Due: \$5.10	VACANT MUSKEGON;	\$450	
4613	Parcel ID: 07-620-000-0009-00; Legal Description: DALTON TOWNSHIP MINNEHAHA BEACH LOT 9 SEC 2 T11N R16W Comments: 50' x vacant lot Summer Tax Due: \$6.81	MIDDLE LAKE RD TWIN LAKE;	\$500	
4616	Parcel ID: 07-702-010-0017-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 17 BLK 10 SEC 4 T11N R16W Comments: 25' x 100' lot on a paper road. Road does not and may never exist. No Road Access; Summer Tax Due: \$1.17	VACANT TWIN LAKE;	\$400	
4617	Parcel ID: 07-702-013-0007-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOT 7 BLK 13 SEC 4 T11N R16W Comments: Vacant lot 25' x 100' Summer Tax Due: \$1.17	VACANT TWIN LAKE;	\$400	
4618	Parcel ID: 07-712-005-0020-00; Legal Description: DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOT 20 BLK 5 SEC 3 T11N R16W Comments: Vacant lot 25' x 100' Summer Tax Due: \$1.17	VACANT TWIN LAKE;	\$400	
4619	Parcel ID: 08-002-100-0002-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 2 T11N R15W S 200 FT OF N 433 FT OF W 285 FT OF NW 1/4. W 33 FT FOR ROAD DEFAULT JUDGMENT LIBER 4041 PAGE 991 Comments: Trailer is ransacked and a loss. Lot is 200' x 285'. Lot seems salvageable. Summer Tax Due: \$180.99	6950 HOLTON DUCK LAKE RD HOLTON;	\$2,500	
4621	Parcel ID: 08-019-300-0013-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 19 T11N R15W E 5 ACRES OF SE 1/4 OF SW 1/4 5 A Comments: Garage and shed, with foundation of another structure. Lot is narrow but long. Summer Tax Due: \$118.14	3738 E BARD RD TWIN LAKE;	\$2,700	

4624	Parcel ID: 09-015-200-0011-10; Legal Description: LAKETON TOWNSHIP SEC 15 T10N R17W A PAR OF LAND IN THE S 1/2 OF NW 1/4 OF NE 1/4 DESC AS FOL: COM AT THE N 1/4 COR TH S ALG TH N & S 1/4 LN AND THE C/L OF GREEN CREEK RD 660.72 FT TO THE NW COR OF CIHAK WOODS SUBD TH N 87D 54M 40S E ALG THE N LN OF SD CIHAK WOODS SUBD 233 FT TO THE NE COR OF LOT 13 TH S 00D 00M 00S E 127.93 FT TO THE SE COR OF LOT 13 OF SD CIHAK WOODS SUBD AND THE POB TH N 87D 54M 40S E 326.70 FT TH S 00D 00M 00S E 400.03 FT TH S 87D 55M 00S W 326.70 FT TO THE SE COR OF LOT 9 OF CIHAK WOODS SUBD TH N 00D 00M 00S E ALG TH E LN OF SD CIHAK WOODS SUBD 400 FT TO POB SUBJ TO ANY ESMT OR RESTRICTIONS OF RECORD ALG WITH THE RIGHTS OF INGRESS AND EGRESS OVER LOT 7 OF CIHAK WOODS SUBD AND A 66 FT WIDE PAR E OF AND ADJOINING LOTS 7 & 8 OF CIHAK WOODS SUBD 3.0 AC M/L Comments: Large landlocked lot No Road Access; Summer Tax Due: \$97.17	GREEN CREEK RD MUSKEGON;	\$2,000	
4629	Parcel ID: 10-005-100-0018-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W E 1/4 OF NE 1/4 OF NW 1/4, SEC 5 EXC ANY PART OF RIVER ACRES PLAT 5A Comments: Large landlocked vacant lot. 318ish' x 664' No Road Access; Summer Tax Due: \$34.57	BUEL AVE MUSKEGON;	\$1,000	
4630	Parcel ID: 10-005-100-0027-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W COMMENCING AT THE WEST 1/4 CORNER OF SECTION 5 THENCE NORTH 209.58 FEET TO THE POINT OF BEGINNING THENCE EAST 168.19 FEET THENCE NORTH 60 FEET THENCE WEST 168.19 FEET THENCE SOUTH TO THE BEGINNING Comments: 60' wide strip of land between two houses Summer Tax Due: \$5.89	RUSSELL RD MUSKEGON;	\$500	
4632	Parcel ID: 10-360-000-0013-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 26 T10N R16W GOLDEN ACRES LOT 13 Comments: Vacant lot 100' x 176' Summer Tax Due: \$28.35	MORNINGSIDE ST MUSKEGON;	\$850	
4633	Parcel ID: 10-370-000-0002-20; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 4 T10N R16W A N HANSEN'S SUBDIVISION PART OF LOTS 2, 3 & 4 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION THENCE SOUTH 33 FEET THENCE EAST 435.60 FEET THENCE SOUTH 398.70 FEET THENCE WEST 100 FEET THENCE NORTH 398.70 FEET THENCE EAST 100 FEET TO THE POINT OF BEGINNING Comments: Vacant lot 100' x 399' Summer Tax Due: \$25.34	E RIVER RD MUSKEGON;	\$850	
4635	Parcel ID: 10-490-000-0012-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W SUPRVR'S PLAT JEANNE MARILYN SUB'D LOT 12 Comments: Mobile home in Muskegon Township Summer Tax Due: \$57.97	250 SHONAT ST MUSKEGON;	\$4,000	
4636	Parcel ID: 10-600-000-0049-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W SUPRVR'S PLAT MARQUETTE AVE SUBD LOTS 49 & 50 Comments: Vacant lot, local unit demo Occupied; Summer Tax Due: \$160.34	542 WEST ST MUSKEGON;	\$18,000	
4637	Parcel ID: 10-672-005-0005-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27, T10N R16W, OAK PARK MANOR, LOT 5, BLK E. Comments: Vacant lot 40' x 125' Summer Tax Due: \$14.78	1530 CLARK ST MUSKEGON;	\$650	

4638	Parcel ID: 10-672-007-0018-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W OAK PARK MANOR LOT 18 BLK G N 1/2 OF LOT 17, BLK G Comments: Occupied house Occupied; Summer Tax Due: \$151.38	1561 WEST ST MUSKEGON;	\$3,500	
4639	Parcel ID: 10-720-002-0005-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W PAUL REEDS SUBD BLK 2 LOT 5 Comments: Vacant lot 118' x 180ish', local unit demo Summer Tax Due: \$9.44	1858 MILDRED ST MUSKEGON;	\$11,000	
4640	Parcel ID: 11-016-400-0024-00; Legal Description: EGELSTON TOWNSHIP N 235 FT OF S 878 FT OF E 210 FT OF W 420 FT OF GOV'T LOT 4 SEC 16 T10N R15W. SUBJ TO AND TOGETHER W/ AN EASEMENT FOR INGRESS AND EGRESS WITH OTHERS OVER AND ACROSS THE W 33 FT OF THE E 210 FT OF THE W 420 FT OF SD GOVNT LOT 4. Comments: Vacant lot 235' x 210' Summer Tax Due: \$17.51	BAMBI LANE MUSKEGON;	\$700	
4642	Parcel ID: 11-020-200-0014-10; Legal Description: EGELSTON TOWNSHIP THE N 130 FT OF S 460 FT OF N 1/3 E1/2 E1/2 E1/2 W1/2 NE1/4 SEC 20 T10N R15W Comments: 130' x 165' vacant lot on a private road Summer Tax Due: \$70.89	HALL RD MUSKEGON;	\$1,600	
4643	Parcel ID: 11-020-200-0014-20; Legal Description: EGELSTON TOWNSHIP THE N 130 FT OF S 330 FT OF N1/3 E1/2 E1/2 E1/2 W1/2 NE1/4 SEC 20 T10N R15W Comments: 130' x 165' vacant lot on a private road Summer Tax Due: \$70.89	HALL RD MUSKEGON;	\$1,600	
4644	Parcel ID: 11-025-100-0005-00; Legal Description: EGELSTON TOWNSHIP COM AT NE COR OF E 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4 TH S 445 FT W 190 FT N 445 FT E 190 FT TO BEG SEC 25 T10N R15W. 2 A. Comments: 190' x 445' vacant lot on Apple Avenue Summer Tax Due: \$127.60	E APPLE AVE RAVENNA;	\$1,900	
4645	Parcel ID: 11-026-100-0004-00; Legal Description: EGELSTON TOWNSHIP E 163.5 FT OF W 817.5 FT OF N 660 FT OF W 1/2 OF NW 1/4 EXC THE N 50 FOR ROAD ROW SEC 26 T10N R15W. Comments: House unoccupied and secured. Garage has severe roof structural issues. Summer Tax Due: \$346.21	7309 E APPLE AVE MUSKEGON;	\$3,700	
4646	Parcel ID: 11-030-200-0064-50; Legal Description: EGELSTON TOWNSHIP SEC 30 T10N R15W PT OF E 1/2 NE 1/4 BEGIN AT A POINT S OF NE COR 1482.15 FT AND W 468.6 FT TO POB TH W 26.52 FT TH S 101.85 FT TH E 26.52 FT TH N 101.85 FT TO PL OF BEG Summer Tax Due: \$59.07	CARR RD MUSKEGON;	\$1,400	
4647	Parcel ID: 11-030-200-0064-60; Legal Description: EGELSTON TOWNSHIP SEC 30 T10N R15W PT OF E 1/2 NE 1/4 BEGIN AT A POINT S OF NE COR 2067.00 FT AND W 468.6 FT TO POB TH W 25.49 FT TH S 12.00 FT TH E 25.49 FT TH N 12.00 FT TO PL OF BEG Comments: Small landlocked lot in someone's backyard Summer Tax Due: \$59.07	CARR RD MUSKEGON;	\$1,400	
4648	Parcel ID: 11-410-001-0044-00; Legal Description: EGELSTON TOWNSHIP LOTS 44 & 45 BLK 1 MARCH GARDENS #1. Comments: 80' x 123' vacant lot Summer Tax Due: \$59.07	SIMA ST MUSKEGON;	\$1,400	
4649	Parcel ID: 12-021-200-0005-00; Legal Description: MOORLAND TOWNSHIP SEC 21 T10N R14W N 49 FT OF S 330 FT OF E 330 FT OF SE 1/4 OF NE 1/4 Comments: 49' x 330' lot in the country Summer Tax Due: \$47.67	S BOSSETT RD RAVENNA;	\$1,200	

4650	Parcel ID: 12-022-400-0004-00; Legal Description: MOORLAND TOWNSHIP SEC 22 T10N R14W COM 50 FT N OF SW COR OF E 1/2 OF SE 1/4 SEC 22 TH N 9 RDS E 9 RDS S 9 RDS W 9 RDS TO BEG Comments: 148' x 198' vacant lot on Apple Avenue Summer Tax Due: \$18.05	E APPLE AVE RAVENNA;	\$750	
4651	Parcel ID: 15-102-200-0038-10; Legal Description: FRUITPORT CHARTER TOWNSHIP SEC 2 T9N R16W W 490 FT OF S 190 FT OF SE 1/4 OF SW 1/4 OF NE 1/4 EXC W 450 FT OF S 190 FT OF SE 1/4 OF SW 1/4 OF NE 1/4 .174 AC Comments: A triangular lot between two streets. Summer Tax Due: TBA	DEBAKER RD MUSKEGON;	\$500	
4652	Parcel ID: 15-140-000-0011-00; Legal Description: FRUITPORT CHARTER TOWNSHIP SUPER PLAT OF AIRLINE ACRES THAT PART OF LOTS 11 & 12 LYING SWLY OF SWLY ROW LN OF HWY US 16 RUNAROUND SEC 15 T9N R16W Comments: Do not let the sign in the picture fool you: it really is an odd-shaped vacant lot between two streets. Summer Tax Due: TBA	AIRLINE DR MUSKEGON;	\$450	
4654	Parcel ID: 24-121-300-0003-00; Legal Description: CITY OF MUSKEGON NW 1/4 SW 1/4 SEC 21 T10N R16W S 990 FT OF W 528 FT SD SEC EXC E 205.25 FT OF S 375 FT OF SD W 528 FT & EXC THAT PART DESC AS COM ON S LN SD NW 1/4 SW 1/4 @ A PT 246.75 FT E FOR POB TH E ALG SD S LN 76 FT TH N PAR TO SD W LN 150 FT TH W PAR TO SD S LN 60 FT TH SWLY 27.80 FT TO A PT WHICH IS 246.75 FT E OF W LN SD SEC & 127.55 FT N OF POB TH S PAR TO SD W LN 127.55 FT TO POB & ALSO EXC W 16.50 FT SD S 990 FT FOR GETTY ST AND EXC THAT PART SD W 528 FT WHICH LIES 33 FT N CL OAK AVE FOR OAK AVE Comments: Former AFC home, garage, sheds, blighted greenhouses. Summer Tax Due: \$632.91	808 OAK AVE MUSKEGON;	\$24,000	
4655	Parcel ID: 24-121-300-0066-00; Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W N 54 FT OF S 212 FT OF E 100 FT OF W 297 FT NE 1/4 SW 1/4 SW 1/4 Comments: Vacant lot, local municipality demo, 54' x 100' lot Summer Tax Due: \$20.07	873 STEVENS ST MUSKEGON;	\$3,600	
4656	Parcel ID: 24-121-300-0118-00; Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 40 FT OF N 165 FT OF SW 1/4 OF SW 1/4 OF SW 1/4 EX N33 FT FOR STREET Comments: Vacant lot 40' x 132' Summer Tax Due: \$20.07	897 AMITY AVE MUSKEGON;	\$750	
4657	Parcel ID: 24-128-100-0052-50; Legal Description: CITY OF MUSKEGON SEC 28 T10N R16W W 40 FT OF E 541 FT OF N 127.5 OF S 693 EXC N 120 FT THEREOF Comments: A 7.5 feet swath of land in front of someone's house Summer Tax Due: \$2.36	1123 FRANCES AVE B MUSKEGON;	\$450	
4658	Parcel ID: 24-175-000-0065-00; Legal Description: CITY OF MUSKEGON BRUNSWICK ADDITION LOT 65 & 66 Comments: Sagging roof, chimney issues, may be occupied Summer Tax Due: \$175.23	1969 KINSEY ST MUSKEGON;	\$1,900	
4659	Parcel ID: 24-175-000-0101-00; Legal Description: CITY OF MUSKEGON BRUNSWICK ADDITION LOT 101 Comments: Small house. Yard foliage appears to be taking over. Summer Tax Due: \$57.37	1935 HUDSON ST MUSKEGON;	\$1,900	
4660	Parcel ID: 24-175-000-0111-00; Legal Description: CITY OF MUSKEGON BRUNSWICK ADDITION LOT 111 & S 30 FT LOT 110 Comments: City has identified this as a demolition target. Consult with local building authorities before proceeding. Demo Target; Summer Tax Due: \$199.20	1938 DOWD ST MUSKEGON;	\$3,500	

4662	Parcel ID: 24-185-110-0001-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 1 BLK 110 Comments: Occupied home in decent shape Occupied; Summer Tax Due: \$206.23	1674 ELWOOD ST MUSKEGON;	\$5,200	
4663	Parcel ID: 24-185-113-0012-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 12 BLK 113 Comments: 40' x 124' vacant lot, local municipality demo Summer Tax Due: \$25.00	1761 S GETTY ST MUSKEGON;	\$3,200	
4664	Parcel ID: 24-185-120-0004-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 4 BLK 120 Comments: Tired house with a bad roof Summer Tax Due: \$156.15	1768 WOOD ST MUSKEGON;	\$3,500	
4667	Parcel ID: 24-195-000-0007-00; Legal Description: CITY OF MUSKEGON CAVANAGH CIVIC PARK ADD LOT 7 Comments: House looks decent. Occupied. Occupied; Summer Tax Due: \$103.70	1079 AURORA AVE MUSKEGON;	\$2,100	
4668	Parcel ID: 24-202-000-0018-00; Legal Description: CITY OF MUSKEGON CHAMPOUX ADDITION LOT 18 Comments: 42' x 132' vacant lot, local municipality demo Summer Tax Due: \$11.80	942 AURORA AVE MUSKEGON;	\$650	
4669	Parcel ID: 24-205-013-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 13 Comments: 61' x 132' vacant lot Summer Tax Due: \$18.89	460 JACKSON AVE MUSKEGON;	\$750	
4670	Parcel ID: 24-205-022-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 22 Comments: 66' x 132' vacant lot Summer Tax Due: \$18.89	505 ALVA ST MUSKEGON;	\$750	
4671	Parcel ID: 24-205-045-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 45 EX S 12 FT FOR ALLEY Comments: 33' x 120' vacant lot "Oak" taken literally in the picture Summer Tax Due: \$16.53	427 OAK AVE MUSKEGON;	\$700	
4672	Parcel ID: 24-205-050-0002-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 132 FT LOT 2 EX W 50 FT BLK 50 Comments: Occupied house seemingly in nice shape Occupied; Summer Tax Due: \$121.53	765 OAK AVE MUSKEGON;	\$3,700	
4674	Parcel ID: 24-205-054-0012-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 88 FT LOTS 12-13 BLK 54 Comments: Boarded up Summer Tax Due: \$193.68	534 ALLEN AVE MUSKEGON;	\$5,900	
4675	Parcel ID: 24-205-069-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 69 Comments: 66' x 132' vacant lot Summer Tax Due: \$18.89	499 ADA AVE MUSKEGON;	\$700	
4676	Parcel ID: 24-205-076-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 N 1/2 LOT 1 BLK 76 Comments: City demo target, this one may be salvageable. Summer Tax Due: \$126.72	589 E ISABELLA AVE MUSKEGON;	\$2,500	
4677	Parcel ID: 24-205-077-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 1 BLK 77 Comments: 66' x 82' vacant lot Summer Tax Due: \$16.53	1115 CHESTNUT ST MUSKEGON;	\$700	

4678	Parcel ID: 24-205-078-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 3 BLK 78 Comments: City demolition target Demo Target; Summer Tax Due: \$181.73	441 E ISABELLA AVE MUSKEGON;	\$4,300	
4679	Parcel ID: 24-205-089-0026-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 W 75 FT LOT 26 AND S 15 FT OF W 75 FT LOT 27 BLK 89 Comments: City demo target on "different" shaped lot Demo Target; Summer Tax Due: \$193.68	776 CATAWBA AVE MUSKEGON;	\$7,900	
4680	Parcel ID: 24-205-092-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 1 BLK 92 Comments: City demo target Demo Target; Summer Tax Due: \$182.15	589 MCLAUGHLIN AVE MUSKEGON;	\$3,700	
4681	Parcel ID: 24-205-093-0005-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 5 BLK 93 Comments: 66' x 132' lot Summer Tax Due: \$18.89	489 MCLAUGHLIN AVE MUSKEGON;	\$2,100	
4682	Parcel ID: 24-205-095-0001-50; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 PART OF BLK 95 DESC AS PART OF NLY 1/2 OF VAC NIMS AVE LYING NELY OF BLK 96 & PART OF PERE MARQUETTE RR ROW LYING NELY OF & ADJ TO SD VAC NIMS AVE DESC AS FOLS COM @ INTER OF E LN WOOD ST & SLY LN OF CATAWBA AVE TH S 00D 06M 25S E ALG E LN WOOD ST 105.54 FT TO POB TH SELY ALG ARC OF CURVE TO LT AN ARC DIST 710.15 FT SD CURVE DATA BEING (DELTA=07D 01M 40S R=5789.58 FT LC= 709.7 FT LCB=S 38D 43M 16S E) TH S 48D 09M 25S W 75.12 FT TO CL VAC NIMS ST TH NWLY ALG ARC OF CURVE TO RT AN ARC DIST 602.74 FT (DELTA=03D 36M 44S R=9560.3 FT LC=602.64 FT LCB=N 40D 02M 13S W) TO E LN WOOD ST TH N 00D 06M 25S W ALG SD LN 142.45 FT TO POB SUBJ TO ESMTS OR RESERVATION OF REC OR APPARENT (SPLIT 10/19/99) Comments: Ventilation is not an issue. City demo target Demo Target; Summer Tax Due: \$290.03	1290 WOOD ST MUSKEGON;	\$5,900	
4683	Parcel ID: 24-205-141-0006-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 31 FT OF E 66 FT LOT 6 BLK 141 Comments: City demo target Demo Target; Summer Tax Due: \$104.89	288 JACKSON AVE MUSKEGON;	\$2,400	
4684	Parcel ID: 24-205-141-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 8 BLK 141 Comments: Vacant lot in the city Summer Tax Due: \$174.04	308 JACKSON AVE MUSKEGON;	\$3,500	
4685	Parcel ID: 24-205-150-0006-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SE 42 FT LOT 6 BLK 150 Comments: 42' x 66' vacant lot Summer Tax Due: \$3.28	356 SUMNER AVE MUSKEGON;	\$450	
4686	Parcel ID: 24-205-201-0005-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOTS 5 & 6 & THAT PART OF LOT 4 DESC AS COM @ NW COR LOT 9 TH E 8 FT TH N 12.5 FT TH NWLY 14FT TH S 25 FT TO BEG BLK 201 Comments: Vacant lot, local municipality demo Summer Tax Due: TBA	275 MYRTLE AVE MUSKEGON;	\$4,200	

4687	Parcel ID: 24-205-204-0016-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 16 & E 16 1/2 FT OF S 33 FT LOT 3 & E 16 1/2 FT OF N 33 FT LOT 13 RESERVING S 12 FT OF ABOVE DESC FOR ALLEY BLK 204 Comments: 54' x148' vacant lot Summer Tax Due: \$18.89	869 EMERALD ST MUSKEGON;	\$750	
4688	Parcel ID: 24-205-215-0006-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 6 & PART LOT 5 DESC AS COM AT SW COR LOT 5 TH NWLY ALG SWLY LN SD LOT 50 FT TH NELY PAR WITH SELY LN SD LOT 5 46 FT TH E PAR WITH S LN ALLEN AVE TO E LN SD LOT TH S ALG E LN SD LOT TO SE COR TH'OF TH SWLY ALG SELY LN SD LOT 68 FT TO POB BLK 215 Comments: City demo target Demo Target; Summer Tax Due: \$262.26	974 SPRING ST MUSKEGON;	\$2,000	
4693	Parcel ID: 24-205-236-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 12 BLK 236 Comments: City demo target Demo Target; Summer Tax Due: \$103.91	247 DELAWARE AVE MUSKEGON;	\$2,500	
4695	Parcel ID: 24-205-248-0002-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 29 FT OF WLY 80 FT & 3/8 IN OF LOT 2 BLK 248 SUBJ TO AN ESMT FOR DRIVEWAY PURPOSES OVER THE SLY 4 FT OF NLY 37 FT OF WLY 80 FT & 3/8 IN OF SD LOT & BLK TOGETHER WITH THE NLY 4 FT OF SLY 29 FT OF WLY 80 FT & 3/8 IN Comments: City demo target Demo Target; Summer Tax Due: \$71.51	1082 SOPHIA ST MUSKEGON;	\$1,700	
4696	Parcel ID: 24-205-249-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 2 & N 1/2 LOT 3 BLK 249 Comments: City demo target, last use was two unit, siding good, roof okay Demo Target; Summer Tax Due: \$153.02	1160 AMBROSIA ST MUSKEGON;	\$1,800	
4697	Parcel ID: 24-205-250-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 50 FT LOT 1 BLK 250 Comments: Vacant house, secured, potential fixer-upper Summer Tax Due: \$125.10	291 E ISABELLA AVE MUSKEGON;	\$2,800	
4698	Parcel ID: 24-205-263-0012-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 263 E 1/2 LOT 12 Comments: City demo target Demo Target; Summer Tax Due: \$98.71	355 MCLAUGHLIN AVE MUSKEGON;	\$2,100	
4699	Parcel ID: 24-205-264-0010-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLK 264 Comments: 132' x 66' vacant corner lot Summer Tax Due: \$15.35	307 MCLAUGHLIN AVE MUSKEGON;	\$700	
4700	Parcel ID: 24-205-264-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 WLY 40 FT LOT 11 & NLY 32 FT LOT 6 BLK 264 Comments: 66' x 164' vacant lot Summer Tax Due: \$17.71	301 MCLAUGHLIN AVE MUSKEGON;	\$750	
4701	Parcel ID: 24-205-273-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 53 FT LOT 2 BLK 273 Comments: Large house, may be salvageable, big project, siding and roof seemed okay. Last use was as a two unit. Summer Tax Due: \$264.11	181 IRWIN AVE MUSKEGON;	\$5,400	

4702	Parcel ID: 24-205-273-0005-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 5 BLK 273 Comments: Large house, needs a lot of help, newer roof, secured Summer Tax Due: \$161.66	1432 LEAHY ST MUSKEGON;	\$2,600	
4703	Parcel ID: 24-205-273-0016-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 16 BLK 273 Comments: City demo target Demo Target; Summer Tax Due: \$145.60	1431 HOYT ST MUSKEGON;	\$6,400	
4704	Parcel ID: 24-205-274-0006-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 6 BLK 274 Comments: Recent victim of a fire. City has flagged this as a demo target. Please research before bidding. Demo Target; Summer Tax Due: \$39.46	1440 JIROCH ST MUSKEGON;	\$4,700	
4705	Parcel ID: 24-205-279-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 29 FT LOT 2, LOT 3 & N 8 FT LOT 4 BLK 279 Comments: City demo target Demo Target; Summer Tax Due: \$283.04	1518 JIROCH ST MUSKEGON;	\$6,700	
4706	Parcel ID: 24-205-282-0015-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 15 BLK 282 Comments: Decent roof, detached garage, wood floors, fixer-upper Summer Tax Due: \$64.86	1559 PINE ST MUSKEGON;	\$1,900	
4707	Parcel ID: 24-205-283-0009-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 9 & E 66.35 FT OF S 4 FT LOT 8 BLK 283 Comments: 66' x 69' vacant lot Summer Tax Due: \$15.35	326 E FOREST AVE MUSKEGON;	\$1,500	
4708	Parcel ID: 24-205-283-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 283 Comments: House in good shape, good roof, siding, windows MAY BE OCCUPIED Occupied; Summer Tax Due: \$191.28	1585 SMITH ST MUSKEGON;	\$4,300	
4709	Parcel ID: 24-205-293-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 51.5 FT LOT 7 BLK 293 Comments: Occupied house Occupied; Summer Tax Due: \$148.09	282 E DALE AVE MUSKEGON;	\$3,000	
4710	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 24-205-293-0009-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 41 FT LOT 9 BLK 293 Comments: Newer windows, roof, siding MAY BE OCCUPIED 1629 Pine is a vacant lot currently fenced in with 1637 Pine Occupied; <i>(2 of 2)</i> Parcel ID: 24-205-293-0010-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLK 293 Comments: 62' x 142' vacant lot Sideyard Parcel; Summer Tax Due: \$261.72	1637 PINE ST MUSKEGON; 1629 PINE ST MUSKEGON;	\$4,400	
4712	Parcel ID: 24-205-297-0013-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 13 & 14 EXC W 62 FT TH'OF BLK 297 Comments: City demo target Demo Target; Summer Tax Due: \$170.29	328 E LARCH AVE MUSKEGON;	\$2,600	
4713	Parcel ID: 24-205-307-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 21.6 FT LOT 7 & N 22.4 FT LOT 8 BLK 307 Comments: VL 44x125 apparently comes with lots of cars from bakery across street Summer Tax Due: \$15.35	1778 PINE ST MUSKEGON;	\$750	

4715	Parcel ID: 24-205-364-0008-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 68 FT LOT 8 BLK 364 Comments: This "adopted lot" is looking for its forever home. 68' x 66' Summer Tax Due: \$13.17	1141 JEFFERSON ST MUSKEGON;	\$2,600	
4716	Parcel ID: 24-205-367-0008-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 40 FT LOT 8 BLK 367 Comments: 40' x 66' vacant lot, local municipality demo Summer Tax Due: \$23.62	254 MONROE AVE MUSKEGON;	\$2,200	
4717	Parcel ID: 24-205-370-0011-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 27 FT OF LOT 11 BLK 370 Comments: City demo target Demo Target; Summer Tax Due: \$151.38	398 MONROE AVE MUSKEGON;	\$3,200	
4718	Parcel ID: 24-205-374-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 39 1/2 FT LOT 7 BLK 374 Comments: 39' x 86' vacant lot, local municipality demo Summer Tax Due: \$23.62	462 WASHINGTON AVE MUSKEGON;	\$2,100	
4719	Parcel ID: 24-205-375-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 EX W 40 FT BLK 375 Comments: Trianglsh-shaped vacant corner lot Summer Tax Due: \$23.62	1357 7TH ST MUSKEGON;	\$2,100	
4720	Parcel ID: 24-205-376-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 47 FT OF NLY 98 FT OF SW 66 FT OF LOT 7 BLK 376 Comments: 47' x 66' vacant lot Summer Tax Due: \$23.62	1360 7TH ST MUSKEGON;	\$850	
4721	Parcel ID: 24-205-376-0007-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 ELY 66 FT OF WLY 132 FT LOT 7 EXC NLY 20 FT BLK 376 Comments: 66' x 132' vacant lot, local municipality demo Summer Tax Due: \$28.35	388 MERRILL AVE MUSKEGON;	\$950	
4722	Parcel ID: 24-205-387-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 7 & W 26.7 FT OF S 1/2 LOT 7 BLK 387 Comments: Commercial building in a residential neighborhood Summer Tax Due: \$145.86	248 MASON AVE MUSKEGON;	\$4,900	
4723	Parcel ID: 24-205-388-0006-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SELY 44 FT OF SWLY 26 FT LOT 5 & SELY 44 FT OF LOT 6 BLK 388 Comments: City demo target Demo Target; Summer Tax Due: \$215.22	1342 6TH ST MUSKEGON;	\$4,400	
4724	Parcel ID: 24-205-390-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 390 Comments: 46' x 132' vacant lot, local municipality demo Summer Tax Due: \$23.62	330 WASHINGTON AVE MUSKEGON;	\$3,400	
4725	Parcel ID: 24-205-397-0012-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 20 3/4 FT LOT 12 & W 19 1/4 FT LOT 13 BLK 397 Comments: Large house in City targeted improvement area. Summer Tax Due: \$286.11	189 STRONG AVE MUSKEGON;	\$6,300	
4726	Parcel ID: 24-205-401-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 32 1/4 FT OF N 63 1/2 FT OF W 106 FT 2 1/2 IN LOT 1 BLK 401 Comments: 32' x 106' vacant lot, local municipality demo Summer Tax Due: \$11.80	1370 SANFORD ST MUSKEGON;	\$3,100	

4727	Parcel ID: 24-205-406-0011-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 11 BLK 406 Comments: Secured house in decent shape, potential fixer upper Summer Tax Due: \$188.35	1456 7TH ST MUSKEGON;	\$3,900	
4728	Parcel ID: 24-205-407-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 407 Comments: Vacant lot, local municipality demo Summer Tax Due: \$184.76	1456 PARK ST MUSKEGON;	\$6,000	
4729	Parcel ID: 24-205-413-0010-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 82.25 FT OF LOTS 10 & 11 EXC THE W 10 FT OF N 41.5 FT LOT 11 BLK 413 Comments: Needs roof and windows, interior seems intact (house is secured), service cut at pole, foundation seems okay on outside Summer Tax Due: \$249.14	1531 BEIDLER ST MUSKEGON;	\$4,800	
4730	Parcel ID: 24-205-419-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 46 FT LOTS 1 & 2 BLK 419 Comments: 46' x 99' vacant lot, local municipality demo Summer Tax Due: \$23.62	355 W GRAND AVE MUSKEGON;	\$850	
4731	Parcel ID: 24-205-419-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 81 FT LOT 7 BLK 419 Comments: 49' x 81' vacant lot in the city Summer Tax Due: \$23.62	1542 7TH ST MUSKEGON;	\$1,200	
4732	Parcel ID: 24-205-428-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 7 BLK 428 Comments: City demo target Demo Target; Summer Tax Due: \$258.69	340 W FOREST AVE MUSKEGON;	\$6,700	
4733	Parcel ID: 24-205-441-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 3 EXC S 5.5 FT TH'OF INCLUDING S 8 FT LOT 2 EXC W 44 FT TH'OF BLK 441 Comments: Occupied house in rough shape Occupied; Summer Tax Due: \$202.65	1639 5TH ST MUSKEGON;	\$7,000	
4734	Parcel ID: 24-205-484-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 484 LOT 4 & S 16 1/2 FT OF GRAND AVE ABUTTING SAME Comments: House in rough shape. Gladys Kravitz reports the place has been empty for years and has had sewage back ups. Summer Tax Due: \$260.40	1067 W GRAND AVE MUSKEGON;	\$4,700	
4735	Parcel ID: 24-205-497-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 497 LOT 12 Comments: Nice house in a nice area. Secured. Summer Tax Due: \$358.35	1384 PALMER AVE MUSKEGON;	\$6,800	
4736	Parcel ID: 24-205-505-0007-08; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 21 FT LOT 8 BLK 505 & THAT PRT LOT 7 DESC AS FOL COM @ NE COR SD LOT 8 TH N ALG E LN LOT SD 7 21 FT TH W 132 FT TH S 21 FT TO NW COR SD LOT 8 TH E ALG N LN SD LOT 8 132 FT TO POB BLK 505 Comments: Occupied (Someone 'stays there'). Roof leaks badly, water has not been on for three years, hardwood floors. Savable for the right investor. Occupied; Summer Tax Due: \$196.23	1699 DIVISION ST MUSKEGON;	\$4,700	
4737	Parcel ID: 24-255-007-0023-00; Legal Description: CITY OF MUSKEGON EASTLAWN SUB DIV OF BLKS 3-4 & 5 R P EASTONS 2ND SUB DIV LOT 23 BLK 7 Comments: Secured house, potential fixer-upper, needs roof Summer Tax Due: \$169.27	1937 SUPERIOR ST MUSKEGON;	\$3,800	

4739	Parcel ID: 24-290-001-0008-00; Legal Description: CITY OF MUSKEGON ERWIN & KEATINGS ADDITION BLK 1 LOT 8 Comments: 50' x 132' vacant lot, local municipality demo Summer Tax Due: \$27.16	1996 PARK ST MUSKEGON;	\$3,000	
4741	Parcel ID: 24-442-000-0033-00; Legal Description: CITY OF MUSKEGON HUIZENGAS SUB DIVISION LOT 33 EXC E 50 FT Comments: Occupied house in nice shape Summer Tax Due: \$182.21	853 E DALE AVE MUSKEGON;	\$3,900	
4742	Parcel ID: 24-590-001-0026-00; Legal Description: CITY OF MUSKEGON MARCOUX SUB DIV OF BLK 38 LOT 26 BLK 1 & S 1/2 VACATED ADJ ALLEY Comments: Vacant lot, local municipality demo Summer Tax Due: \$104.89	768 MARCOUX AVE MUSKEGON;	\$3,500	
4743	Parcel ID: 24-590-002-0010-00; Legal Description: CITY OF MUSKEGON MARCOUX SUB DIV OF BLK 38 LOT 10 & E 30 FT LOT 11 BLK 2 Comments: 70' x 157' vacant lot, local municipality demo Summer Tax Due: \$18.89	733 MARCOUX AVE MUSKEGON;	\$2,100	
4744	Parcel ID: 24-611-000-0259-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 259 Comments: 75' x 139' vacant lot Summer Tax Due: \$31.89	1364 WESLEY AVE MUSKEGON;	\$950	
4746	Parcel ID: 24-670-000-0018-00; Legal Description: CITY OF MUSKEGON ORCHARD HILL A SUB OF LOT 6 & S 44 FT LOTS 2,4 & 5 OF BLK 505 LOT 18 Comments: City demo target. Comes with a smell I hope I can someday forget. Reported mold. Mold; Demo Target; Summer Tax Due: \$270.29	907 IRELAND AVE MUSKEGON;	\$5,900	
4747	Parcel ID: 24-725-002-0008-00; Legal Description: CITY OF MUSKEGON REV PLAT OF HOLBROOK ADDITION LOT 8 BLK 2 Comments: Vacant commercial structure, secured, rough on the outside Summer Tax Due: \$161.86	1350 S GETTY ST MUSKEGON;	\$3,600	
4748	Parcel ID: 24-745-000-0016-00; Legal Description: CITY OF MUSKEGON ROSELINDE ADD LOT 16 Comments: 40' 117' Vacant lot Summer Tax Due: \$27.16	1282 FLEMING AVE MUSKEGON;	\$1,200	
4749	Parcel ID: 24-750-000-0111-00; Legal Description: CITY OF MUSKEGON SAMBURT PARK LOTS 111 & 112 Comments: 82' x 120' vacant lot, local unit demo Summer Tax Due: \$27.16	1391 LANGELAND AVE MUSKEGON;	\$950	
4750	Parcel ID: 24-762-001-0018-00; Legal Description: CITY OF MUSKEGON SUB DIV OF PART OF LOT 1 BLK 1 R P EASTONS 2ND SUB DIV PART OF SEC 32 T10N R16W LOT 18 BLK 1 Comments: Condemned house. Consult local building authority before proceeding. Porch crumbling, roof is puckered, has foundation issues. Condemned; Summer Tax Due: \$210.99	1866 SMITH ST MUSKEGON;	\$10,500	
4751	Parcel ID: 24-763-001-0010-00; Legal Description: CITY OF MUSKEGON SUB DIV OF LOTS 2-3 BLK 1 R P EASTONS 2ND SUB DIV PART OF SEC 32 LOT 10 & N 10 FT LOT 11 BLK 1 Comments: Solid looking house, decent roof, could be fixer upper Summer Tax Due: \$193.12	1969 WOOD ST MUSKEGON;	\$2,800	

4752	Parcel ID: 24-763-002-0005-00; Legal Description: CITY OF MUSKEGON SUB DIV OF LOTS 2-3 BLK 1 R P EASTONS 2ND SUB DIV PART OF SEC 32 LOTS 5 & 8 & 9 BLK 2 Comments: Nice house, may be occupied Roof okay, 1 car attached garage, large lot Occupied; Summer Tax Due: \$246.76	1925 SMITH ST MUSKEGON;	\$8,100	
4754	Parcel ID: 24-796-003-0014-00; Legal Description: CITY OF MUSKEGON TERRACE ST ADD BLK 3 LOT 14 Comments: 50' x 125' vacant lot Summer Tax Due: \$37.80	1968 HOYT ST MUSKEGON;	\$3,200	
4755	Parcel ID: 24-890-000-0020-00; Legal Description: CITY OF MUSKEGON WHARNCLIFFE GROVE A SUB DIV PART BLK 2 R P EASTONS 2ND SUB DIV PART OF SEC 32 T10N R16W LOT 20 Comments: Small house, may be salvageable/fixer upper Summer Tax Due: \$152.59	1874 MANZ ST MUSKEGON;	\$3,100	
4757	Parcel ID: 25-540-000-0079-00; Legal Description: CITY OF ROOSEVELT PARK ROOSEVELT PARK LOT 79 Comments: 45' x 122' vacant lot Summer Tax Due: \$243.57	1132 W BROADWAY AVE MUSKEGON;	\$2,500	
4758	Parcel ID: 26-185-041-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 41 LOT 8 Comments: Potential fixer upper. Occupied Occupied; Summer Tax Due: \$676.05	2027 5TH ST MUSKEGON HEIGHTS;	\$4,100	
4759	Parcel ID: 26-185-052-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 52 LOT 7 Comments: 50' x 125' vacant lot Summer Tax Due: \$343.02	2125 SANFORD ST MUSKEGON HEIGHTS;	\$2,000	
4760	Parcel ID: 26-185-058-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 58 LOT 1 Summer Tax Due: \$577.15	247 E DELANO AVE MUSKEGON HEIGHTS;	\$3,500	
4762	Parcel ID: 26-185-059-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 59 LOT 10 Comments: Porch collapsing. May be occupied. Occupied; Summer Tax Due: \$670.07	2137 HOWDEN ST MUSKEGON HEIGHTS;	\$4,300	
4763	Parcel ID: 26-185-061-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 61 LOT 9 Comments: Needs roof, back porch has issues Summer Tax Due: \$704.31	2136 RIORDAN ST MUSKEGON HEIGHTS;	\$4,500	
4764	Parcel ID: 26-185-065-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 65 LOT 12 Comments: Roof needs work Summer Tax Due: \$474.42	2245 HOWDEN ST MUSKEGON HEIGHTS;	\$3,200	
4765	Parcel ID: 26-185-068-0011-10; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 68 E 40 FT OF W 85 FT OF LOTS 11 & 12 Comments: 40' x 124' vacant lot Summer Tax Due: \$78.24	128 E BARNEY AVE MUSKEGON HEIGHTS;	\$700	

4766	Parcel ID: 26-185-077-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 77 S 40 FT OF LOT 10 Comments: Occupied house Occupied; Summer Tax Due: \$414.49	2239 8TH ST MUSKEGON HEIGHTS;	\$3,100	
4767	Parcel ID: 26-185-095-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 95 LOT 10 Comments: Roof good, issues with siding and front window. Summer Tax Due: \$792.35	2337 MAFFETT ST MUSKEGON HEIGHTS;	\$20,000	
4768	Parcel ID: 26-185-095-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 95 LOT 12 Comments: Large two story house, wide open, needs windows, roof, siding, etc. Summer Tax Due: \$679.85	2345 MAFFETT ST MUSKEGON HEIGHTS;	\$3,300	
4769	Parcel ID: 26-185-100-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 100 LOT 13 Comments: Small house in rough shape, open to the elements Summer Tax Due: \$264.11	2344 REYNOLDS ST MUSKEGON HEIGHTS;	\$1,500	
4771	Parcel ID: 26-185-102-0006-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 102 LOT 6 Comments: 50' x 125' vacant lot Summer Tax Due: \$97.80	2321 WOOD ST MUSKEGON HEIGHTS;	\$950	
4772	Parcel ID: 26-185-103-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 103 LOT 5 Comments: 50' x 125' vacant lot Summer Tax Due: \$56.99	2321 MANZ ST MUSKEGON HEIGHTS;	\$600	
4773	Parcel ID: 26-185-111-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 111 LOT 5 Comments: Walls unnaturally tilt Structural Issues; Summer Tax Due: \$440.19	2417 MCILWRAITH ST MUSKEGON HEIGHTS;	\$2,100	
4774	Parcel ID: 26-185-111-0016-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 111 LOT 16 & 17 Comments: Burned almost to the ground Fire Damage; Summer Tax Due: \$224.98	2432 MANZ ST MUSKEGON HEIGHTS;	\$2,600	
4775	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 26-185-111-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 111 LOT 18 Comments: Small house and adjacent vacant lot in the City. Fair shape. (2 of 2) Parcel ID: 26-185-111-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 111 LOTS 19 & 20 Summer Tax Due: \$787.43	2424 MANZ ST MUSKEGON HEIGHTS; 2420 MANZ ST MUSKEGON HEIGHTS;	\$4,400	
4777	Parcel ID: 26-185-112-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 112 LOT 7 & 8 Comments: Dozer bait Summer Tax Due: \$777.67	2425 MANZ ST MUSKEGON HEIGHTS;	\$3,700	

4778	Parcel ID: 26-185-120-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 120 LOT 9 Comments: 50' x 125' vacant lot Summer Tax Due: \$70.04	2433 MAFFETT ST MUSKEGON HEIGHTS;	\$750	
4779	Parcel ID: 26-185-141-0006-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 141 LOT 6 Comments: Large house packed with junk Summer Tax Due: \$695.77	2521 5TH ST MUSKEGON HEIGHTS;	\$4,800	
4780	Parcel ID: 26-185-144-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 144 LOT 9 Comments: Brick building, secured, needs masonry work in front Summer Tax Due: \$735.29	2533 PECK ST MUSKEGON HEIGHTS;	\$3,600	
4781	Parcel ID: 26-185-145-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 145 LOT 7 Comments: Listed as 1512 sf Summer Tax Due: \$363.79	2525 MAFFETT ST MUSKEGON HEIGHTS;	\$2,000	
4782	Parcel ID: 26-185-146-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 146 LOT 20 Comments: 50' x 125' vacant lot Summer Tax Due: \$56.99	2516 MAFFETT ST MUSKEGON HEIGHTS;	\$700	
4783	Parcel ID: 26-185-147-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 147 LOT 10 EXCEPT THE N 25 FT: SPLIT FOR 2014 TAX YEAR Comments: 25' x 125' vacant lot Summer Tax Due: \$48.89	2537 LEAHY ST MUSKEGON HEIGHTS;	\$650	
4784	Parcel ID: 26-185-148-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 148 LOTS 20 & 21 Comments: Occupied house in decent shape Occupied; Summer Tax Due: \$562.46	2516 LEAHY ST MUSKEGON HEIGHTS;	\$3,700	
4785	Parcel ID: 26-185-174-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BEG SE COR BLK 174 TH N ALG WLY LINE SANFORD ST 232 FT TH W PAR TO S LINE SD BLK, 207 FT TO PT "A" RECOM PT OF BEG TH W ALG SLY LINE SD BLK , 238 FT TH N PAR TO W LINE SANFORD ST 152.4 FT TH NELY 86.2 FT TO PT "A" Comments: Large commercial building. Secured. Exterior in fair shape. Summer Tax Due: \$1,007.56	2641 SANFORD ST MUSKEGON HEIGHTS;	\$9,600	
4786	Parcel ID: 26-185-177-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 177 LOT 13 EXC WLY 37 FT OF SLY 6 FT THEREOF Comments: 37ish' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$50.68	2649 7TH ST MUSKEGON HEIGHTS;	\$500	
4787	Parcel ID: 26-185-177-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 177 LOT 19 Comments: House seems in good shape and is occupied. Occupied; Summer Tax Due: \$508.24	2636 8TH ST MUSKEGON HEIGHTS;	\$3,600	
4788	Parcel ID: 26-185-178-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 178 LOT 8 Comments: Methinks someone "tried their hand at" roofing. Roof is wavy. Summer Tax Due: \$419.42	2629 8TH ST MUSKEGON HEIGHTS;	\$3,200	

4789	Parcel ID: 26-185-178-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 178 LOT 10 & 11 Comments: Fixer upper potential Summer Tax Due: \$419.42	2641 8TH ST MUSKEGON HEIGHTS;	\$2,600	
4790	Parcel ID: 26-185-190-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 190 LOT 8 Comments: Occupied house with junk piled everywhere Occupied; Personal Property; Summer Tax Due: \$478.66	2729 7TH ST MUSKEGON HEIGHTS;	\$3,600	
4791	Parcel ID: 26-185-213-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS LOTS 9 & 10 BLK 213 Comments: 50' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$366.82	2833 SANFORD ST MUSKEGON HEIGHTS;	\$2,400	
4792	Parcel ID: 26-185-215-0001-20; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 215 PART OF LOTS 1 & 2 DESC AS FOLLOWS: COM AT THE NE COR OF LOT 1 FOR A POB; TH W 25.11 FT ALG THE N LINE OF SD LOT; TH S 73.71 FT ALG A COMMON WALL; TH CONT ALG SD WALL W 1.10 FT; TH N 19.55 FT; TH W 4.05 FT; TH S 3.50 FT; TH W 7.50 FT; TH S 10.50 FT TH W 13.52 FT; TH S ALG THE W LN OF THE E 50 FT OF LOTS 1 & 2 31.62 FT TO THE S LN OF LOT 2; TH E 50 FT TO THE SE COR OF LOT 2; TH N 100 FT TO POB. Comments: Vacant commercial building, secured, outside seems in good shape. Listed as 3,056 sf Summer Tax Due: \$671.13	155 W BROADWAY AVE MUSKEGON HEIGHTS;	\$4,500	
4793	Parcel ID: 26-185-215-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 215 LOT 18 Comments: 50' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$73.34	2808 6TH ST MUSKEGON HEIGHTS;	\$850	
4794	Parcel ID: 26-185-216-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 216 LOT 1 Comments: Blighted former radiator shop. Again: blighted former radiator shop. Summer Tax Due: \$922.82	201 W BROADWAY AVE MUSKEGON HEIGHTS;	\$5,800	
4795	Parcel ID: 26-185-217-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 217 LOT 17 Comments: Chia roof Summer Tax Due: \$320.72	2812 8TH ST MUSKEGON HEIGHTS;	\$1,800	
4796	Parcel ID: 26-185-223-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 223 LOT 18 Comments: Boarded up house. Exterior seems okay. Boarded; Summer Tax Due: \$172.66	2908 7TH ST MUSKEGON HEIGHTS;	\$1,100	
4797	Parcel ID: 26-185-224-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 224 W 66 1/2 FT OF LOT 20 Comments: Boarded front door. Inside has been harvested. Summer Tax Due: \$616.82	2900 6TH ST MUSKEGON HEIGHTS;	\$3,000	
4798	Parcel ID: 26-185-225-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 225 LOT 10 Comments: "Living" roof--i.e. moss covered, wide open, harvested Summer Tax Due: \$350.29	2937 JEFFERSON ST MUSKEGON HEIGHTS;	\$1,900	

4799	Parcel ID: 26-185-226-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 226 LOT 12 Comments: Bad roof, wide open, harvested Summer Tax Due: \$523.07	2932 JEFFERSON ST MUSKEGON HEIGHTS;	\$2,700	
4800	Parcel ID: 26-185-235-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK D LOT 17 Comments: Vacant, secured, commercial building, listed as 2,438 sf Summer Tax Due: \$384.90	24 W BROADWAY AVE MUSKEGON HEIGHTS;	\$2,700	
4801	Parcel ID: 26-230-012-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS H L DELANO RESUB'D BLK 12 LOT 8 Comments: Small house in rough shape. Summer Tax Due: \$404.60	2123 7TH ST MUSKEGON HEIGHTS;	\$2,800	
4802	Parcel ID: 26-240-001-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS DORMANS ADD'N--REVISED PLT BLK 1 LOT 11 Comments: Occupied house seemingly in nice shape Occupied; Summer Tax Due: \$582.30	3328 HOYT ST MUSKEGON HEIGHTS;	\$5,100	
4803	Parcel ID: 26-280-006-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS ERWIN & KEATING'S ADD'N BLK 6 THAT PART BLK 6 COM AT S.E. COR OF LOT 6 BLK 6 TH N 264 FT TO TH NE COR OF LOT 3 TH SWLY TO PT 174 FT N OF S LINE OF LOT 3 TH S 174 FT TO S LINE OF SD LOT 6 TH E 62 FT TO PL OF BEG BEING PARTS OF LOTS 3,4,5,6 Comments: Quonset commercial building in rough shape on the outside. Summer Tax Due: \$327.68	328 W DELANO AVE MUSKEGON HEIGHTS;	\$2,600	
4804	Parcel ID: 26-280-006-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS ERWIN & KEATING'S ADD'N BLK 6 LOT 8 WITH USE OF PARTY WALL BETWEEN LOT 7 & 8 Comments: Vacant commercial lot Summer Tax Due: \$229.87	2023 8TH ST MUSKEGON HEIGHTS;	\$1,700	
4805	Parcel ID: 26-400-002-0005-10; Legal Description: CITY OF MUSKEGON HEIGHTS HOMELAWN ADD'N BLK 2 W 1/2 OF LOTS 5 & 6 & THE S 30 FT OF THE W 1/2 OF LOT 4 Comments: Possible fixer upper in fair shape. Skittish kitty inside. Summer Tax Due: \$440.19	244 W OAKWOOD AVE MUSKEGON HEIGHTS;	\$2,700	
4806	Parcel ID: 26-400-002-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOMELAWN ADD'N BLK 2 LOTS 9 & 10 Comments: 84' x 100' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$141.82	3232 HIGHLAND ST MUSKEGON HEIGHTS;	\$1,200	
4807	Parcel ID: 26-400-004-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 4 LOT 7 Comments: 42' x 100' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$73.34	3240 9TH ST MUSKEGON HEIGHTS;	\$800	
4808	Parcel ID: 26-400-008-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 8 LOT 1 Comments: 50' x 100' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$88.03	3301 9TH ST MUSKEGON HEIGHTS;	\$850	

4809	Parcel ID: 26-540-004-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK BLK 4 LOT 9 Comments: Vegetation is taking this one over. Needs extensive repair. Fire damaged. What's not to like, right? Fire Damage; Summer Tax Due: \$371.72	2649 HOWDEN ST MUSKEGON HEIGHTS;	\$2,400	
4810	Parcel ID: 26-540-006-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK BLK 6 LOT 1 Comments: OCCUPIED house 916 sf Occupied; Summer Tax Due: \$546.35	2628 RIORDAN ST MUSKEGON HEIGHTS;	\$4,700	
4811	Parcel ID: 26-540-006-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK BLK 6 LOT 14 Comments: Mainly intact, house was secured from within, decent roof, windows, and doors. Good investment potential. Summer Tax Due: \$273.90	2629 WOOD ST MUSKEGON HEIGHTS;	\$2,100	
4812	Parcel ID: 26-542-002-0002-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK ANNEX BLK 2 LOT 2 Comments: Potential fixer upper property in fair shape Summer Tax Due: \$342.45	2611 HOYT ST MUSKEGON HEIGHTS;	\$2,300	
4813	Parcel ID: 26-595-034-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS MAFFETT'S ADD'N BLK 34 LOT 10 Comments: Partially Boarded, has potential Summer Tax Due: \$479.32	2037 HOYT ST MUSKEGON HEIGHTS;	\$2,400	
4814	Parcel ID: 26-595-036-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS MAFFETT'S ADD'N BLK 36 LOT 18 Comments: Fixer upper seems in nice shape, secured as of this writing Summer Tax Due: \$430.41	2018 MAFFETT ST MUSKEGON HEIGHTS;	\$2,200	
4815	Parcel ID: 26-635-247-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 247 LOT 18 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Potential fixer upper in fair condition Summer Tax Due: \$361.21	2828 HOYT ST MUSKEGON HEIGHTS;	\$1,900	
4816	Parcel ID: 26-635-248-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 248 LOTS 8 & 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Trianglsh lot 185' on Broadway Summer Tax Due: \$394.44	243 E BROADWAY AVE MUSKEGON HEIGHTS;	\$2,500	
4817	Parcel ID: 26-635-261-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 261 LOTS 7 & 8 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: 80' x 120' vacant lot Summer Tax Due: \$97.80	3035 WOOD ST MUSKEGON HEIGHTS;	\$900	
4818	Parcel ID: 26-635-264-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 264 LOT 8 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: You can see the sky from the living room. House has been ransacked. Summer Tax Due: \$360.20	3033 MORTON AVE MUSKEGON HEIGHTS;	\$1,900	
4819	Parcel ID: 26-635-269-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 269 LOTS 10 & 11 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Possible fixer upper, newer roof Summer Tax Due: \$601.60	10 CRESCENT AVE MUSKEGON HEIGHTS;	\$4,100	

4820	Parcel ID: 26-635-271-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 271 LOT 9 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Big fixer upper with a newer roof Summer Tax Due: \$310.83	64 E CLEVELAND AVE MUSKEGON HEIGHTS;	\$1,500	
4821	Parcel ID: 26-635-277-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 277 LOTS 3-5 INC MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: 120' x 125' vacant lot Summer Tax Due: \$81.49	3112 MORTON AVE MUSKEGON HEIGHTS;	\$800	
4822	Parcel ID: 26-635-277-0024-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 277 LOT 24 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Dozer bait. This house is bad. Demo Target; Summer Tax Due: \$582.30	317 E LINCOLN AVE MUSKEGON HEIGHTS;	\$15,750	
4824	Parcel ID: 26-636-237-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 237 LOT 1 MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: Nice-boned brick house (mighty mighty), secured. Summer Tax Due: \$829.06	457 W COLUMBIA AVE MUSKEGON HEIGHTS;	\$5,500	
4825	Parcel ID: 26-636-239-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 239 LOT 8 & S 12.5 FT OF LOT 7 & N 12.5 FT OF LOT 9 MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: Four strong guys could push it over. Dozer bait. Demo target. Demo Target; Summer Tax Due: \$220.08	3029 PARK ST MUSKEGON HEIGHTS;	\$7,300	
4826	Parcel ID: 26-636-245-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 245 LOT 9 MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: Decent looking OCCUPIED house Occupied; Summer Tax Due: \$489.11	3133 WAALKES ST MUSKEGON HEIGHTS;	\$3,300	
4827	Parcel ID: 26-636-246-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 246 LOTS 11 - 14 INC MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: 100' x 198' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$145.48	3141 PARK ST MUSKEGON HEIGHTS;	\$950	
4828	Parcel ID: 26-650-001-0031-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 1 LOTS 31 & 32 Comments: 50' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$57.78	2020 RIORDAN ST MUSKEGON HEIGHTS;	\$700	
4829	Parcel ID: 26-650-003-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADDITION BLK 3 LOTS 10 11 12 & S 20 FT OF LOT 9 Comments: 95' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$101.59	2119 MANZ ST MUSKEGON HEIGHTS;	\$950	

4830	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 26-650-003-0036-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 3 LOTS 36 37 & N 5 FT OF LOT 35 Comments: House has potential. Additional lot enhances otherwise small yard.</p> <p>(2 of 2) Parcel ID: 26-650-003-0038-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 3 LOT 38 & S 15 FT OF LOT 39 Summer Tax Due: \$548.64</p>	<p>2124 WOOD ST MUSKEGON HEIGHTS;</p> <p>2120 WOOD ST MUSKEGON HEIGHTS;</p>	\$3,300	
4832	<p>Parcel ID: 26-650-015-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 15 LOTS 9 & 10 Comments: 50' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$57.78</p>	2117 RAY ST MUSKEGON HEIGHTS;	\$700	
4833	<p>Parcel ID: 26-650-016-0036-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 16 LOTS 36 & 37 Comments: Occupied house Occupied; Summer Tax Due: \$617.22</p>	2024 SUPERIOR ST MUSKEGON HEIGHTS;	\$3,800	
4834	<p>Parcel ID: 26-650-017-0028-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 17 LOTS 28 & 29 Comments: Tiny house with roof and chimney issues Summer Tax Due: \$415.65</p>	2032 RAY ST MUSKEGON HEIGHTS;	\$3,900	
4835	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 26-755-009-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS SCHOENBERG ADD'N BLK 9, LOTS 4, 5 & S 25' OF LOT 6 & W 1/2 OF VAC NS ALLEY ABUTTING SD LOTS ON THE # & N 1/2 OF VAC EW ALLEY ON THE S SIDE, ALSO THE W 374 FT OF BLK 10, TOGETHER WITH ASAN RR R/WAY DESC AS FOL: BEG 192.8 FT E & 1085 FT S OF NW COR OF SW 1/4 SW 1/4, TH S 20 FT, TH N 54 DEG 45'E 458 FT M/L, TH N 20 FT TH SWLY TO POB, ALSO S 1/2 OF VAC EW ALLEY LY S OF BLKS 3, 4 & 9 OF SCHOENBERG'S ADD'N Comments: 40 E Norton is a former gym. The structure is mainly intact. The building has been entered via the roof with several skylights broken, making the building open to the elements. Building is indicated by local assessor at 26,179 sf 44 E Norton is a large, wooded lot</p> <p>(2 of 2) Parcel ID: 26-755-010-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS THAT PART OF BLK 10 SCHOENBERG ADD'N AND PART OF BLK 9 MONA HEIGHTS ADDN AND VACATED NORTON AVE AND BAKER ST DESC AS FOLLOWS; COM AT THE INTERSECTION OF THE CENTERLINE OF VACATED NORTON AND BAKER ST FOR POB; TH W ALG THE CENTERLINE OF VACATED NORTON AVE 127 FT TO A PT WHICH IS 374 FT E OF THE W LINE OF SD BLK 10 PLAT OF SCHOENBERG ADDN; TH N PARALLEL TO SD W LINE OF BLK 10 A DISTANCE OF 327.70 FT; TH E PARALLEL TO THE S LINE OF MAPLEWOOD AVE 131.43 FT TO THE CENTERLINE OF VACATED BAKER ST; TH S ALG THE CENTERLINE OF VACATED BAKER ST 327.60 FT TO POB; EXCEPT THE S 28 FT THEREOF. Summer Tax Due: \$11,124.85</p>	<p>40 E NORTON AVE MUSKEGON HEIGHTS;</p> <p>44 E NORTON AVE MUSKEGON HEIGHTS;</p>	\$70,250	
4837	<p>Parcel ID: 26-770-003-0024-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 3 LOTS 24 & 25 Comments: The roof of this house needs immediate attention for it to be saved. Summer Tax Due: \$498.88</p>	3232 SANFORD ST MUSKEGON;	\$3,200	

4839	Parcel ID: 26-770-010-0039-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 10 LOTS 39 & 40 Comments: Potential fixer upper Summer Tax Due: \$493.99	57 W SUMMIT AVE MUSKEGON HEIGHTS;	\$3,500	
4841	Parcel ID: 26-770-019-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 19 SOUTH 1/2 OF LOT 13 & ENTIRE LOT 14 Comments: May not be as creepy as it looks. Needs a lot of work to be viable. Summer Tax Due: \$322.80	3127 GLENDALE ST MUSKEGON HEIGHTS;	\$1,800	
4842	Parcel ID: 26-770-024-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 24 LOTS 14 & 15 Comments: Potential fixer upper with newer roof Summer Tax Due: \$425.51	3329 5TH ST MUSKEGON HEIGHTS;	\$3,000	
4843	Parcel ID: 26-770-037-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 37 S 1/2 OF LOT 6 & ENTIRE LOT 7 Comments: Occupied house in fair shape Summer Tax Due: \$601.60	3013 8TH ST MUSKEGON HEIGHTS;	\$4,600	
4844	Parcel ID: 26-770-041-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 41 LOTS 19 & 20 Comments: Nice looking OCCUPIED house Summer Tax Due: \$330.50	356 W AMSTERDAM AVE MUSKEGON HEIGHTS;	\$2,300	
4845	Parcel ID: 26-770-042-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 42 LOTS 21 & 22 Comments: Nice looking OCCUPIED house Occupied; Summer Tax Due: \$718.98	374 W ROTTERDAM AVE MUSKEGON HEIGHTS;	\$4,900	
4846	Parcel ID: 26-770-042-0023-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 42 LOT 23 Comments: 25' x 104' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$44.00	3036 MONA ST MUSKEGON HEIGHTS;	\$650	
4847	Parcel ID: 26-820-007-0006-00; Legal Description: CITY OF MUSKEGON HEIGHTS VANDERWERP'S ADD'N BLK 7 LOT 6 Comments: 39' x 125' vacant lot Vul - Vacant Urban Lot; Summer Tax Due: \$78.24	2316 JARMAN ST MUSKEGON HEIGHTS;	\$750	
4848	Parcel ID: 26-835-000-0161-00; Legal Description: CITY OF MUSKEGON HEIGHTS VICTORY ADD'N LOT 161 & S 5 FT OF LOT 162 Comments: Needs a lot of work. Foundation bows on N and S walls. The place has been looted and frequented by vagrants. Summer Tax Due: \$405.94	3304 LEMUEL ST MUSKEGON HEIGHTS;	\$2,900	
4850	Parcel ID: 26-870-000-0040-00; Legal Description: CITY OF MUSKEGON HEIGHTS WOODCLIFFE LOT 40 Comments: Wide open small house. Neighbor reports roach infestation. Animal Damaged; Summer Tax Due: \$454.86	2933 ELIZABETH CT MUSKEGON HEIGHTS;	\$2,600	

4851	Parcel ID: 26-870-000-0042-00; Legal Description: CITY OF MUSKEGON HEIGHTS WOODCLIFFE LOT 42 Comments: Irregular, sloped vacant lot Summer Tax Due: \$97.80	2911 WOODCLIFFE DR MUSKEGON HEIGHTS;	\$1,100	
4852	Parcel ID: 27-013-200-0048-00; Legal Description: CITY OF NORTON SHORES THAT PART OF SE 1/4 OF NE 1/4 OF SEC 13 T9N R17W DESCRIBED AS FOL COM AT A PT WHERE THE NE & W 1/8 LN OF SEC 13 INT THE C/L OF HENRY ST TH S AL TH E LN OF SD SEC 977 FT FOR A PL OF BEG TH W PAR WITH THE N 1/8 LN OF SD SEC 748.01 FT TH S 102.6 FT TH ELY 748.01 FT TO A PT 112.2 FT S OF POB TH N 112.2 FT TO PL OF BEG EXC ELY 189 FT TH'OF SUBJ TO N 25 FT OF ELY 189 FT FOR INGRESS & EGRESS ESM'T Comments: Access to Henry is iffy. 112' x 559' vacant lot Summer Tax Due: \$956.40	4591 HENRY ST MUSKEGON;	\$5,800	
4853	Parcel ID: 27-104-100-0015-00; Legal Description: CITY OF NORTON SHORES W 132 FT OF E 594 FT OF NW 1/4 NW 1/4 EXC N 660 FT TH'OF EXC COM AT NW COR SD SEC TH S 00D 02M 32S W 656.77 FT ALG W LN SD SEC TH N 87D 52M 56S E 733.17 FT ALG S LN OF N 20 AC TO POB TH S 00D 00M 57S W 30.02 FT ALG W LN OF E 594 FT TH N 87D 52M 56S E 132.09 FT TH N 00D 00M 57S E 30.02 FT ALG W LN OF E 462 FT TH S 87D 52M 56S W 132.09 FT ALG S LN OF N 20 AC TO POB SEC 4 T9N R16W Comments: Secured former nightclub with large parking lot Summer Tax Due: \$2,896.45	928 E BROADWAY AVE NORTON SHORES;	\$22,000	
4854	Parcel ID: 27-109-100-0001-00; Legal Description: CITY OF NORTON SHORES COM AT NW COR OF SEC 9 TH E ALG N LN OF SEC 9 169 FT TH S AT RT ANG 93 FT TH S 52D 48M W TO A PT 9 RDS S OF N LN OF SD SEC 9 TH W 93 1/2 FT M/L PAR TO SD N LN OF SD SEC 9 TO A PT 9 RDS S OF NW COR OF SD SEC TH N ALG W LN OF SD SEC 9 9 RDS (148.5 FT) TO PL OF BEG SEC 9 T9N R16W Comments: Approx 1/3 acre, zoned commercial Summer Tax Due: \$405.25	3410 S GETTY ST NORTON SHORES;	\$28,250	
4857	Parcel ID: 27-700-003-0023-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 23 AND 24 BLK 3 Comments: 60' x 125' corner vacant lot. Apparently the neighborhood leaf dump. #compost Summer Tax Due: \$77.08	2880 AUSTIN ST MUSKEGON;	\$900	
4858	Parcel ID: 42-500-059-0049-00; Legal Description: VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADDN PLAT LOTS 49 & 50 INC BLK 59 SEC 6 T11N R16W Comments: Very small vacant lot near the end of a two track. Not even sure if it touches the two track. Caveat Emptor. Summer Tax Due: \$1.97	VACANT TWIN LAKE;	\$400	
4859	Parcel ID: 42-501-018-0031-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 1 PLAT LOTS 31-34 INC BLK 18 SEC 5 T11N R16W Comments: Landlocked lot in Lakewood Club. Perhaps accessible by hot air balloon. Summer Tax Due: \$15.96	E CEDAR TWIN LAKE;	\$550	
4860	Parcel ID: 42-503-047-0005-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT LOTS 5 & 6 BLK 47 SEC 5 T11N R16W Comments: Vacant lot with access to road questionable Summer Tax Due: \$1.97	VACANT TWIN LAKE;	\$450	
4861	Parcel ID: 42-503-063-0035-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT BF LOTS 35-40 INC BLK 63 SEC 5 T11N R16W Comments: 150' x 100' vacant lot Summer Tax Due: \$29.76		\$700	

4862	Parcel ID: 42-510-099-0042-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 10 PLAT LOTS 42-45 INC BLK 99 SEC 5 T11N R16W Comments: Vacant lot in Lakewood Club. Summer Tax Due: \$1.97	W DREXEL TWIN LAKE;	\$400	
4863	Parcel ID: 42-510-105-0022-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 10 PLAT LOTS 22 & 23 BLK 105 SEC 5 T11N R16W Comments: 50' x 100' vacant lot Summer Tax Due: \$1.97	W GARFIELD TWIN LAKE;	\$400	
4864	Parcel ID: 42-510-120-0022-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADDN NO 10 PLAT LOTS 22-25 INC BLK 120 SEC 5 T11N R16W Comments: 100' x 100' lot between two properties Summer Tax Due: \$1.97	W ENGLEWOOD TWIN LAKE;	\$400	

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
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
8. Buyer's (Transferee) Name and Mailing Address		9. Buyer's (Transferee) Telephone Number
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.		
10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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