

Public Land Auction

West Central Lakeshore

August 15th, 2017

Benzie, Manistee, Mason, and Oceana Counties



Location:

Little River Casino
2700 Orchard Hwy., Manistee, MI
49660

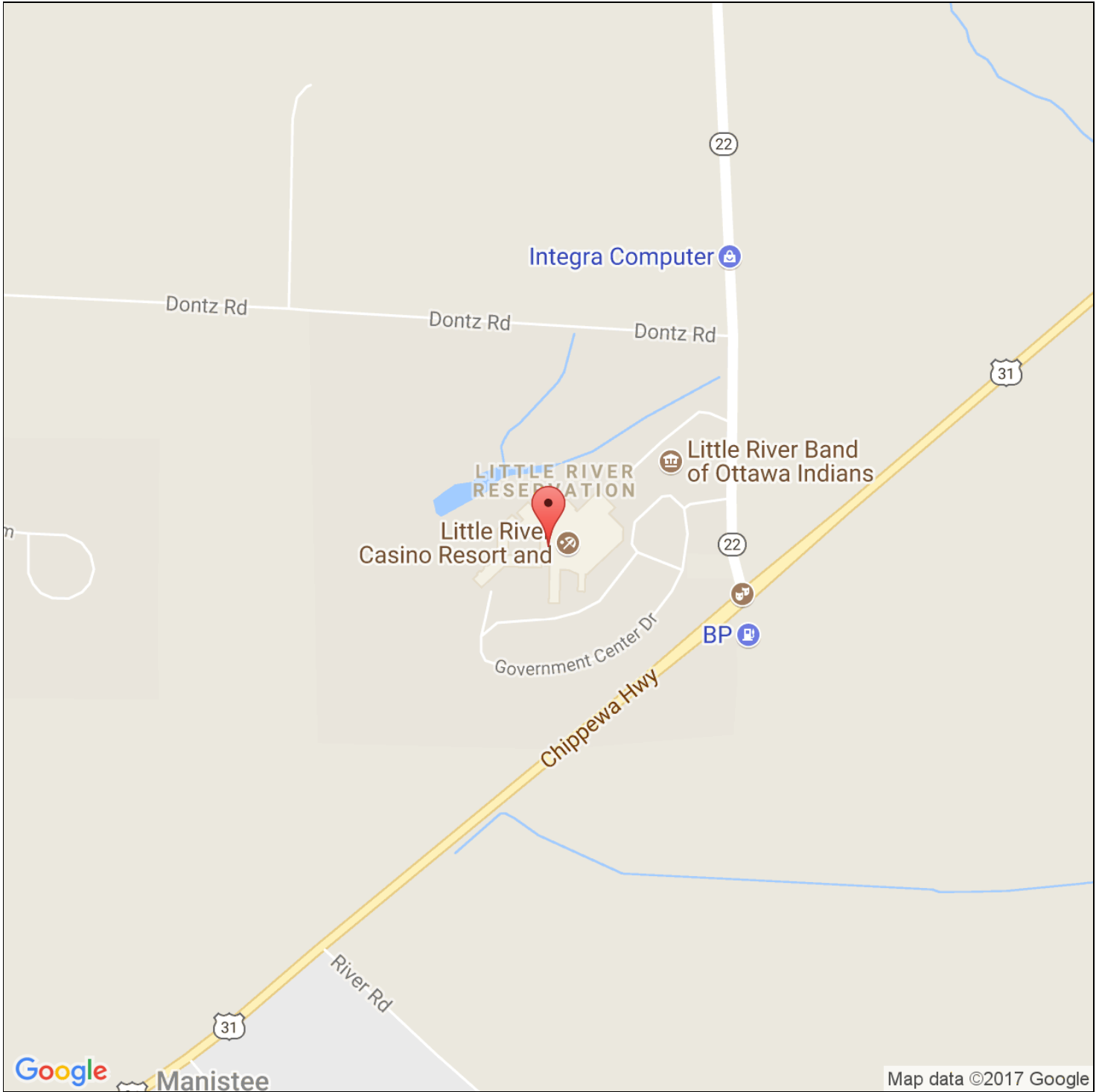
Time:

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

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

Auction Location

Little River Casino: 2700 Orchard Hwy., Manistee, MI 49660





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

2017 AUCTION SCHEDULE - ROUND 1

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservation of Reverter

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

3. Bidding

A. Overview

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

	<p>2005R/04303 1ST AMND MD;</p> <p>(10 of 16) Parcel ID: 01-470-018-00; Legal Description: UNIT 18B THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>(11 of 16) Parcel ID: 01-470-019-00; Legal Description: UNIT 19C THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>(12 of 16) Parcel ID: 01-470-020-00; Legal Description: UNIT 20D THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1SST AMND MD;</p> <p>(13 of 16) Parcel ID: 01-470-021-00; Legal Description: UNIT 21A THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>(14 of 16) Parcel ID: 01-470-022-00; Legal Description: UNIT 22B THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>(15 of 16) Parcel ID: 01-470-023-00; Legal Description: UNIT 23C THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>(16 of 16) Parcel ID: 01-470-024-00; Legal Description: UNIT 24D THE VILLAS AT MISTWOOD GREENS [[12/04 2004R/04041 MSTR DEED; 06/05 2005R/04303 1ST AMND MD;</p> <p>Summer Tax Due: \$77.12</p>			
904	<p>Parcel ID: 01-470-009-00; Legal Description: UNIT 9A THE VILLAS AT MISTWOOD GREENS Comments: The "Villas at Mistwood Green" is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. This project is located just across the county line from Grand Traverse County / Traverse City. This sale consists on one of the 8 completed condos units in the "Villas at Mistwood Greens", that are designed as 4-plex buildings. Occupied; Dnvi; Condominium;</p> <p>Summer Tax Due: \$519.31</p>	7743 SARA LANE 9-A LAKE ANN;	\$9,500	
905	<p>Parcel ID: 01-470-010-00; Legal Description: UNIT 10B THE VILLAS AT MISTWOOD GREENS Comments: The "Villas at Mistwood Green" is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. This project is located just across the county line from Grand Traverse County / Traverse City. This sale consists on one of the 8 completed condos units in the "Villas at Mistwood Greens", that are designed as 4-plex buildings. Occupied; Dnvi; Condominium;</p> <p>Summer Tax Due: \$519.31</p>	7743 SARA LANE 10-B LAKE ANN;	\$9,500	

918	<p>This lot is a "bundle" comprised of 8 parcels</p> <p><i>(1 of 8) Parcel ID:</i> 01-471-001-00; Legal Description: UNIT 1 COTTAGES AT MISTWOOD GREENS CONDOS Comments: The "Cottages at Mistwood Green" is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. This project is located just across the county line from Grand Traverse County / Traverse City. This sale consists of 8 unbuilt cottage-condos, that are designed as freestanding buildings. We will sell them as a group ("bundle"), so that they are ALL purchased by ONE buyer to provide for orderly development. Sale includes all 8 units in this phase of the condo project. There are no existing examples of the unit designed for compliance with the master deed at this time, but you can obtain details from the master deed that is on file with the Register of Deeds. They will have a deed restriction that they CANNOT BE EITHER OFFERED FOR SALE, OR RESOLD INDIVIDUALLY OR IN ANY COMBINATION, UNLESS AND UNTIL CONSTRUCTED AND AN OCCUPANCY PERMIT ISSUED FOR EACH UNIT or title will revert to the Benzie County Treasurer without compensation. This permits a developer to built one unit at a time if they choose. This bundle is eight proposed units, and being sold as one auction parcel bundle. If you're intent on bidding on this bundle, please be certain that you understand the ramifications of a reverter clause when used as a deed restriction. These units cannot be split or sold before the physical construction is complete. Condominium;</p> <p><i>(2 of 8) Parcel ID:</i> 01-471-002-00; Legal Description: UNIT 2 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMND MD;</p> <p><i>(3 of 8) Parcel ID:</i> 01-471-003-00; Legal Description: UNIT 3 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMMND MD;</p> <p><i>(4 of 8) Parcel ID:</i> 01-471-004-00; Legal Description: UNIT4 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMMND MD;</p> <p><i>(5 of 8) Parcel ID:</i> 01-471-005-00; Legal Description: UNIT 5 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMND MD;</p> <p><i>(6 of 8) Parcel ID:</i> 01-471-006-00; Legal Description: UNIT 6 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMND MD;</p> <p><i>(7 of 8) Parcel ID:</i> 01-471-007-00; Legal Description: UNIT 7 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMND MD;</p> <p><i>(8 of 8) Parcel ID:</i> 01-471-008-00; Legal Description: UNIT 8 COTTAGES AT MISTWOOD GREENS CONDO'S [[06/05 2005R/04304 2ND AMND MD; Summer Tax Due: \$77.36</p>	<p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p> <p>KADI LANE (PVT) LAKE ANN;</p>	\$6,000	
926	<p>Parcel ID: 01-472-001-00; Legal Description: UNIT 1 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05; Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo"; Summer Tax Due: \$47.81</p>	LAKE ANN;	\$1,400	

927	<p>Parcel ID: 01-472-002-00; Legal Description: UNIT 2 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	LAKE ANN;	\$1,400	
928	<p>Parcel ID: 01-472-003-00; Legal Description: UNIT 3 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	LAKE ANN;	\$1,400	
929	<p>Parcel ID: 01-472-004-00; Legal Description: UNIT 4 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	LAKE ANN;	\$1,400	
930	<p>Parcel ID: 01-472-005-00; Legal Description: UNIT 5 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,400	

931	<p>Parcel ID: 01-472-007-00; Legal Description: UNIT 7 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,400	
932	<p>Parcel ID: 01-472-008-00; Legal Description: UNIT 8 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,400	
933	<p>Parcel ID: 01-472-009-00; Legal Description: UNIT 9 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	
934	<p>Parcel ID: 01-472-010-00; Legal Description: UNIT 10 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	

935	<p>Parcel ID: 01-472-011-00; Legal Description: UNIT 11 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	
936	<p>Parcel ID: 01-472-014-00; Legal Description: UNIT 14 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	
937	<p>Parcel ID: 01-472-015-00; Legal Description: UNIT 15 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	
938	<p>Parcel ID: 01-472-016-00; Legal Description: UNIT 16 WOODLANDS CONDO'S AT MISTWOOD GREENS MSTR DEED 2005R/4380 6/05;</p> <p>Comments: This sale is for one individual site condo unit at "The Woodlands at Mistwood Greens". This residential condo-community project is not far from Traverse City, and near the quaint small towns of Lake Ann and Interlochen. The Woodlands is a golf community area condo project that is incomplete. Mistwood Golf course (not directly a part of this condo project) is across the street. We are offering 13 site condo units here individually. This sale is for ONE unit only Please consult the Master Deed for the condo project for the details on requirements for residences built in this project. You will be expected to build in conformance with the master deed. Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$47.81</p>	KADI LANE (PVT) LAKE ANN;	\$1,700	

939	<p>Parcel ID: 06-501-096-00; Legal Description: S 2/3 OF LOT 4 BLK 17 ELBERTA. P.A. 755 FRANKFORT AVENUE Comments: This home is in failing condition. It was occupied at the time of our inspection (May), so we did not get a close look at it, but there is much deferred maintenance obvious from the exterior. It has a large corner lot, and in addition to the house there is also a steel shop building that appears to be in use as a repair facility. We would strongly recommend that a purchaser obtain a baseline environmental assessment on this property to preclude inheriting any contamination issues from prior uses. There are numerous vehicles here. Not sure what is operable and what may be abandon. Occupied; Dnvi; Contamination Indicators;</p> <p>Summer Tax Due: \$1,209.35</p>	755 FRANKFORT AVENUE ELBERTA;	\$8,800	
940	<p>Parcel ID: 07-028-001-21; Legal Description: COM AT NE COR OF SEC S 991.59 FT N 88 DEG 03' 45" W 666.36 FT TO POB CONT N 88 DEG 03' 45" W 660 FT N 00 DEG 07' 34" E 331.13 FT S 88 DEG 02' 05" E 660 FT S 00 DEG 07' 27" W 330.81 FT TO POB ESMNT SEC 28 T26N R14W 5 A M/L PARCEL "B" SRVY Comments: Parcel is 660 feet (east to west) and roughly 330 feet (north to south) = about 5 acres. The legal description indicates that it has legal easement over Brooks Trail, which is a private road, for access. We marked the SE and SW corner vicinities with survey tape along the road for reference. There are 2 or 3 cleared openings in the parcel, but we did not see any evidence of utility service to it. A couple piles of old stuff to haul away, including what's left of an RV. Level, dry sandy soils, mostly wooded in pines. Nice property !!</p> <p>Summer Tax Due: \$105.20</p>	11812 BROOK'S TRAIL (PVT) BEULAH;	\$2,300	
942	<p>Parcel ID: 08-008-017-61; Legal Description: COM W 1/4 COR OF SEC S 334.03 FT N 88 DEG E 341.45 FT TO POB N 88 DEG E 326.06 FT S 334.05 FT S 88 DEG W 326.06 FT N 334.04 FT TO POB SBJ TO & W/ESMNT PAR "B-2" SRVY SEC 8 T26N R13W 2.5A M/L Comments: Parcel is 334 x 326 feet in size = 2.49 acres. Located on a private road about halfway between Honor and Interlochen. Title documents indicate the parcel has legal easement over Winding Way, a private road off North Carmean Road. We've marked the approximate NE and NW corners of the parcel with survey tape. Parcel is level and nicely wooded in berry bushes, mid-life maples and other varieties. It appears that power is thousands of feet away. There is a driveway cut into the parcel, and it is cleared to near its south border near the center of the road frontage. No Power In Area;</p> <p>Summer Tax Due: \$63.85</p>	WINDING WAY (PVT) INTERLOCHEN;	\$1,600	
944	<p>Parcel ID: 12-502-005-00; Legal Description: LOT 9 BLK 2 1ST ADD THOMPSONVILLE P.A. 7425 SECOND STREET Comments: This is a narrow vacant lot at the intersection of Second and McCall Streets in Thompsonville. There is a power service here, which suggests that a mobile may have been situated here in the past. Municipal water serves this parcel. Mobile Home Pad;</p> <p>Summer Tax Due: \$72.36</p>	7425 SECOND STREET THOMPSONVILLE;	\$2,200	

Manistee County

Lot #	Lot Information	Address	Min. Bid	Sold For
3900	Parcel ID: 02-641-749-12; Legal Description: WILDWOOD LOTS 18 & 19 BLOCK 27 Comments: Parcel is roughly 120 x 132 and sits at the NE corner of Potter Road and Tenth Street, just west of Bear Lake village. Parcel is nicely wooded and sits just below road grade. There is natural gas in this area, and it is just a short stroll to the Lake. Summer Tax Due: \$223.27	POTTER RD BEAR LAKE;	\$1,400	
3901	Parcel ID: 02-641-750-05; Legal Description: WILDWOOD LOT 13 BLOCK 27 Comments: Parcels 3901 and 3902 are side-by-side lots on Ninth Street just west of Bear Lake Village. Each lot is roughly 60x132, and they're dry, level and open. Ready for your new home or cottage !! Summer Tax Due: \$124.54	NINTH ST BEAR LAKE;	\$1,300	
3902	Parcel ID: 02-641-750-12; Legal Description: WILDWOOD LOT 16 BLOCK 27 Comments: Parcels 3901 and 3902 are side-by-side lots on Ninth Street just west of Bear Lake Village. Each lot is roughly 60x132, and they're dry, level and open. Ready for your new home or cottage !! Summer Tax Due: \$191.38	Ninth Street, Bear Lake;	\$1,200	
3903	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 05-109-325-01; Legal Description: TH PT OF NW 1/4 SW 1/4 LYING E OF PM RR R/W DESC AS: COM 1074.22 FT E OF W 1/4 COR OF SD SEC FOR POB, TH E 243.65 FT, TH S 3 DEG 10 MIN 34 SEC E 1027.22 FT, TH S 89 DEG 50 MIN 55 SEC W 273.23 FT, TH N 1 DEG 31 MIN 30 SEC W 1026.67 FT ALG E'LY R/W LN OF PM RR TO POB. SEC 9 T22N R14W. 6.10 A M/L. Comments: Parcel fronts about 243 along Brewer Road, and runs south over 1000 feet along the r/o/w of what was a railroad grade that is now used as a two track. At the time of our visit (May) this property appeared to still be occupied. The rear couple of acres of the land is marshland/swamp lot. The buildings appeared to be in solid, merchantable condition, but we did not have the opportunity to view them in detail because of occupancy. Appears to have a newer electric service mast on house. This property is posted. Occupied; Dnvi; <i>(2 of 2)</i> Parcel ID: 05-109-325-05; Legal Description: TH PT NW 1/4 SW 1/4 LYING E OF PM RR R/W, EXC COM 1074.22 FT E OF W 1/4 COR OF SD SEC FOR POB, TH E 243.65 FT, TH S 3 DEG 10 MIN 34 SEC E 1027.22 FT, TH S 89 DEG 50 DEG 55 MIN W 273.23 FT, TH N 1 DEG 31 MIN 30 SEC W 1026.67 FT ALG E'LY R/W LN OF PM RR TO POB. SEC 9 T22N R14W. .90 A M/L Summer Tax Due: \$189.12	14237 BREWER RD BRETHREN; BREWER RD BRETHREN;	\$3,900	
3905	Parcel ID: 05-116-325-05; Legal Description: PT NW 1/4 SW 1/4 COM 200FT E 25FT S OF INT OF STUTZMAN BLICKENSTAF ST. OF BRETHREN, S 125FT, E 75 FT, N 125 FT, W 75 FT TO POB SEC 16 T22N R14W. .13 A*M/L Comments: There are a well and septic on this corner parcel in Brethren. Condition unknown. Generally open and level lands. 75x125 feet in size. Power service here also. Storage shed is generally sound, but will need a new roof. Summer Tax Due: \$49.41	14113 BLICKENSTAFF AV BRETHREN;	\$1,400	
3906	Parcel ID: 05-221-713-08; Legal Description: VILLAGE OF BRETHREN LOTS 61 62 Comments: 1.5 story, vinyl sided home in the village of Brethren. Lot also contains a 24x24ish steel building. We were not able to view the property in detail because it is occupied, however, it appears to be in merchantable condition and modern. Vinyl siding, mid-life roof. Corner lot. Dnvi; Occupied; Summer Tax Due: \$255.71	14261 STUDEBAKER AV;	\$2,500	

3907	Parcel ID: 07-127-019-01; Legal Description: PT SE 1/4 OF SE 1/4, COM 627 FT W OF INTR OF N LI RIVER RD W LI REVOLT RD FOR POB, TH N 209 FT, TH W 20 FT, TH S 209 FT, TH E 20 FT TO POB SEC 27 T22N R16W. .10 A M/L. Comments: Parcel is 20 x 209 feet in size. Directly across the street from Manistee Blacker Airport to the south across River Road. Great outdoor bowling lane opportunity. Unbuildable Lands / Too Small; Summer Tax Due: \$5.86	River Road. Manistee;	\$550	
3908	Parcel ID: 08-023-450-05; Legal Description: S 1/2 SE 1/4, EXC COM AT SE COR THEREOF FOR POB, TH N 86 DEG 08 MIN 18 SEC W 1947.81 FT, TH N 1336.75 FT, TH S 86 DEG 37 MIN 41 MIN E 1946.72 FT, TH S 1353 .43 FT TO POB, ALSO EXC COM AT S 1/4 COR FOR POB, TH N 208.71 FT, E 208.71 FT, S 208.71 FT, W 208.71 FT FOR POB. 18.66 A*M/L SEC 23 T23N R14W. Comments: Older manufactured home needs a good deal of work. It was occupied at the time of our visit in May, but we understand that it will be vacated prior to sale. The home has wood heat and no furnace. There is also a smaller structure here that is likely guest quarters or storage. The lands are open, level tillable and hold excellent crop or nursery potential. Located on a paved county road just a couple miles east of Kaleva. Dnvi; Occupied; Summer Tax Due: \$362.43	16576 NINE MILE RD;	\$8,600	
3909	Parcel ID: 10-007-125-10; Legal Description: W 1/2 E 1/2 NW 1/4 NE 1/4 SEC 7 T21N R13W. 10 A M/L. Comments: Property begins 660' east of Snyder Road, on a private road that would be an extension of Cedar Creek Road if it ran east. Fronts 330' along the south side of the road and runs 1320' deep. We have marked the approximate NE and NW corner of the parcel with red marker tape. There is a cruddy old mobile and some general debris here that should be easily removed. Nice property. Dry, generally level and wooded. We heard that there are some 412 point bucks on this one. You'll never know if you don't buy it. Bring your checkbook ... this one will be popular ! We did not see a well here, but it does have a "bath with a path". There is power here, at the road. A great parcel ! Summer Tax Due: \$111.05	(East of) Snyder Road - Wellston;	\$2,300	
3910	Parcel ID: 10-031-200-09; Legal Description: PT NE 1/4 NW 1/4 COM AT N 1/4 COR OF SD SEC, TH N 89 DEG 52 MIN W 1323.20 FT, TH S 1101.68 FT TO POB, TH S 89 DEG 16 MIN E 300 FT, TH S 100 FT, TH N 89 DEG 16 MIN W 300 FT, TH N 100 FT TO POB. SEC 31 T21N R13W. .69 A*M/L. Comments: 100' along the west side of Paul Street just south of downtown Dublin. Runs 300' deep to the west. There is a power base on this property, and it may have been used as a camp spot for an RV at one time. Level and cleared for use. Summer Tax Due: \$16.73	Paul Street, Dublin;	\$650	
3911	Parcel ID: 10-101-300-03; Legal Description: N 1/2 S 1/2 N 1/2 NE 1/4 SW 1/4 SEC 1 T21N R14W. 4.87 A*M/L Comments: Parcel fronts roughly 165' along the west side of Baker Road and runs about 1320' deep. A long narrow 4.87 acres. There is a burned out mobile here and a steel barn of about 24x36 in dimension. The mobile is roached, but the barn, well and septic have potential for reuse. Barn has some holes in the roof, but it's worth putting back together. Level, dry wooded lands here. Great potential camp parcel. Summer Tax Due: \$243.80	416 N BAKER RD WELLSTON;	\$4,300	

3912	Parcel ID: 10-112-400-09; Legal Description: N 99 FT OF S 199 FT NE 1/4 SE 1/4 SEC 12 T21N R14W 2.93* A M/L Comments: Parcel fronts 99 feet along S Tippy Dam Road, and runs 1289.2 feet deep. = 2.93 acres more or less. There is a conglomeration of a camper and older single wide mobile patched together with a frame addition and a porch here that has been used as a cabin ion the past. It's actually in fairly decent shape, tho the floors are weak in spots and the smaller trailer has roof issues in the rear corner. Level property. Dry and lightly wooded. Not far from the village of Wellston. Small Quonset hut in rear could be useful with some repair. Summer Tax Due: \$81.89	706 S TIPPY DAM RD WELLSTON;	\$1,700	
3913	Parcel ID: 10-132-250-02; Legal Description: PT SW 1/4 NW 1/4 COM AT NW COR, E 417.42FT, S 417.42FT, W 417.42FT, N 417.42FT TO POB SEC 32 T21N R14W 4.00 A. Comments: Parcel is 417.2' square = 4 acres. About 4 miles west of Dublin and 2 miles east of Udell Hills Road on the north side of Nine Mile Bridge Road. USGS topo indicates that this parcel is likely to be mostly or entirely bog. Seasonal road. Great hunting in this area. Seasonal Road; Summer Tax Due: \$44.17	Nine Mile Bridge Road. Udell.;	\$1,000	
3914	Parcel ID: 10-461-705-01; Legal Description: NORTHWOOD SUBDIVISION LOTS 51 & 52. Comments: Corner lot at Thomas and Paul, just south of Dublin. Power service here in the past, now dropped. We noticed a well here also. May have been used in the past as a campspot. Just a short stroll from downtown Dublin. Summer Tax Due: \$21.77	18326 THOMAS ST WELLSTON;	\$850	
3915	Parcel ID: 10-641-716-03; Legal Description: VILLAGE OF WELLSTON LOTS 3 & 4 BLOCK 16. Comments: LAND ONLY. MODULAR HOME NOT INCLUDED. This improved parcel is just east and north of the Post Office in Wellston. Double lot in the village of Wellston with well and septic. We did not have the opportunity to view this parcel in detail as it is occupied. Parcel sits back off the road a couple hundred feet on a driveway that enters from 2nd Street. The modular home on this parcel is owned by a third party. It is not included. Mobile Home; Dnvi; Occupied; Summer Tax Due: \$188.12	1500 MAIN ST;	\$3,400	
3916	Parcel ID: 11-330-002-10; Legal Description: PORTAGE PARK ADDN #1 LOT 8 BLOCK 95 Comments: Irregular shaped parcel, over 1 acre in size. In an area that has much land under the ownership of the Nature Conservancy. Dune Avenue and Pine Run Drive intersect here, and Woodland Drive (unimproved) is platted to the east. Over 500 along its south (curved) boundary, 330 feet along the NW line and about 400 feet to the NE. Level, wooded dry lands in a very established summer resort area. Summer Tax Due: \$278.71	Pine Run at Dune Drive, Onekama;	\$1,700	

3917	<p>Parcel ID: 32-221-705-05; Legal Description: VILLAGE OF BEAR LAKE W 44FT OF LOT 3, W 66FT OF LOT 4, ALSO N 1FT OF W 66FT OF LOT 5 BLK C</p> <p>Comments: There are two buildings on this parcel, which is located at the intersection of Lynn and Lake Streets in Bear Lake. Bear Lake is unzoned, and commercial use of this land would be permitted. The large brick building on the corner was probably quite the building in its day, but it has deteriorated to the degree that any attempt at restoring it would be an exercise in fiscal futility. The roof joist system has advanced decay and several components have failed. There is a faux mansard roof over the top of the original decking, and both have now failed. Inside, there is much advanced decay, with rotten wood everywhere. Buckled floors. unsafe in numerous places. Quite simply, the value here is in the land, which is on US 31 in the village at a very high visibility location. There is also a small home to the rear that is in better shape than the front building, but still economically beyond realistic rehabilitation. It has no functioning plumbing and has been chopped up by someone harvesting its various parts. In short, these two are dozer bait. The value here is in the land. Demolition of these structures will be REQUIRED as a condition of sale, and no deed will be issued without posting a cash performance bond in the amount of \$100,000 to assure this takes place. If the bond is not posted to the satisfaction of the seller, the sale will be canceled without refund, and no deed will be issued. Demo Target; Dangerous Building;</p> <p>Summer Tax Due: \$1,166.81</p>	12407 LYNN ST BEAR LAKE;	\$7,000	
3918	<p>Parcel ID: 32-221-705-07; Legal Description: VILLAGE OF BEAR LAKE PT LOT 5 COM 29.5FT, N OF SW COR, N 28.5FT, E 66FT, S 28.5FT, W 66FT TO POB. BLK C</p> <p>Comments: This is an older, wood frame, 2 story retail building in Bear Lake. It would require a complete rehab of mechanical systems and resurfacing inside to make it functional again. It appears to be structurally solid, but will require investment to use for anything much beyond cold storage. The roof appeared to be generally sound and it is vinyl sided.</p> <p>Summer Tax Due: \$378.97</p>	12395 LYNN ST BEAR LAKE;	\$2,000	
3919	<p>Parcel ID: 32-221-716-09; Legal Description: VILLAGE OF BEAR LAKE S 40FT LOT 15 BLOCK H</p> <p>Comments: Older 2 story home in Bear Lake. Roof has been leaking for a looooooong time, and it has all been funneled inside where it is now festering. Its so wet in here that even the mold moved out. This one is roached and should be demolished. There IS however an upside to this one, in the form of a shop building to the rear of the property. Bear Lake village is not zoned, so this building has the potential for commercial use. It was previously a print shop, however the site needs grading as it is clear that it has seen its fair share of water breaching the front door and soaking the floors inside. The shop space has a separate electric service. Demo the house, and the front yard could become parking. The home is a goner, but the shop space warrants your attention. Roof Issues;</p> <p>Summer Tax Due: \$723.12</p>	12328 VIRGINIA ST;	\$3,500	
3921	<p>Parcel ID: 34-242-725-01; Legal Description: FIRST ADD. TO VILL. OF COPEMISH LOTS 1 THRU 5 BLOCK 25</p> <p>Comments: 5 lots in the village of Copemish. Contains a small frame structure that holds potential for rehabbing. It was difficult to assess the condition of the interior, as it was chock full of rummage sale grade stuff, but we sense that it is probably fairly solid and worthy of being rehabbed. Roof is older, but we did not see leaks inside. Could be a cute little up north getaway.</p> <p>Summer Tax Due: \$181.20</p>	18645 WEST CLEON ST;	\$2,800	
3922	<p>Parcel ID: 34-242-726-01; Legal Description: FIRST ADD TO VILLAGE OF COPEMISH LOTS 1 THRU 10 BLOCK 26</p> <p>Comments: Ten platted lots in the Village of Copemish, including a large sand pit to one corner. Level open lands. A great building site for your new up north escape.</p> <p>Summer Tax Due: \$57.61</p>	Cleon Street, Copemish;	\$850	

3923	Parcel ID: 38-401-704-01; Legal Description: VILLAGE OF KALEVA LOT 12 Comments: Vacant parcel, at the SW corner where Walta, Kauko and Panu all meet in Brethren. Paved roads on two sides. There is municipal water and natural gas here. Summer Tax Due: \$25.74	Walta Street, Kaleva;	\$700	
3924	Parcel ID: 38-402-715-07; Legal Description: RESERVE OF VILLAGE OF KALEVA LOT 207 Comments: Vacant parcel with large pines. On Panu Avenue in Kaleva village. Municipal water and natural gas service available here. Summer Tax Due: \$25.74	Panu Avenue, Kaleva;	\$800	
3925	Parcel ID: 51-144-702-23; Legal Description: DUFFYS ADD LOT 18 BLOCK 1 Comments: One story home on Manistees north east side. The interior has been partly gutted for a rehab project that was never finished. Home is larger than you might guess from outside. 2 bedrooms and a full basement. There is one spot where the kitchen sink was located that has some decay which will need attention. Has great potential. Because of its small size, this would not be a huge undertaking. Overall it is straight and solid, and mostly needs a resurfacing and new mechanicals. Summer Tax Due: \$523.00	224 HUGHES ST MANISTEE;	\$3,600	
3926	Parcel ID: 51-448-722-09; Legal Description: FILER SMITHS ADD E 40.25 FT OF S 90 FT OF LOT 11 BLOCK 12 Comments: Vacant parcel in an area of well kept homes near Downtown Manistee. You can easily walk to downtown from here. Level open lot. Vul - Vacant Urban Lot; Summer Tax Due: \$84.22	66 CLAY ST MANISTEE;	\$2,400	
3927	Parcel ID: 51-648-707-11; Legal Description: FREELAND W 1/2 LOT 12 BLOCK 4 Comments: Older frame home in Manistee. Has some potential, but will require foundation work. This was built on a wooden post system as opposed to a traditional perimeter foundation, and over time, some of those posts have settled, causing several areas of floor deflection inside. There is a very noticeable dip in the floor across the front of the house, which is over a crawlspace, and the SE corner/kitchen area as well. If we were going to rehab this one, we'd have it raised and install a complete new foundation. But there is probably a less intrusive way to repair what is there. Inside the home is grubby. It could use a refresh of the surfaces. Second floor is unfinished. Foundation Issues; Summer Tax Due: \$861.73	224 SEVENTH ST MANISTEE;	\$2,900	
3928	Parcel ID: 51-748-710-11; Legal Description: FREELAND E 1/2 OF LOT 6 BLOCK 6 Comments: This one has been through several attempts at modernization. We've sold it a couple times before, and each purchaser makes a few changes before we see it again. It is presently laid out to be a duplex, but she is really, really rough. There is much deferred maintenance here. Soffits and eaves are missing boards and there is a lot of decay. The power service line has been dropped, so this will require that electric service be bought to code prior to it being restored. This could probably be saved if someone was truly intent on it, but it is likely beyond reasonable economic logic to do so. Summer Tax Due: \$311.18	180 SEVENTH ST MANISTEE;	\$2,100	
3929	Parcel ID: 51-764-714-11; Legal Description: MAXWELLTOWN W 1/2 OF LOT 6 BLOCK 14 Comments: This one is grubby and dated, but a pretty solid frame structure, worthy of your rehabilitation efforts. 2 bedrooms plus a walk-thru. One bath. Older kitchen and bath could use updating. Presently has hot water heat that probably should be upgraded to forced air. Low ceiling basement is mostly a storage use area. Pine plank floors have potential for refinish. Summer Tax Due: \$875.07	141 SIXTEENTH ST MANISTEE;	\$5,000	

Mason County

Lot #	Lot Information	Address	Min. Bid	Sold For
4101	Parcel ID: 002-220-116-00; Legal Description: FAIR OAKS ESTATES LOT 116 Comments: Vacant lot on E Martin St, parcel is level and dry, wooded with younger growth. Utilities in area, newer homes around. Summer Tax Due: \$6.71	7241 E MARTIN AVE FOUNTAIN;	\$850	
4102	Parcel ID: 002-454-005-00; Legal Description: VILLAGE OF TALLMAN LOTS 5 & 6 BLOCK 4. Comments: 66 ft on Flora Rd near the intersection with Annis, runs 264 ft deep. SW of Tallman Lake, wooded, sits slightly below road grade. Summer Tax Due: \$8.04	N TALLMAN LAKE RD FOUNTAIN;	\$750	
4103	Parcel ID: 008-700-088-00; Legal Description: WHISKEY CREEK CAMPSITE CONDOMINIUM UNIT 88 Comments: Whiskey Creek is a 4 seasons recreational campground condominium association in the SE corner of Mason county. 1000s of acres of state lands near here. And a host of condominium amenities including waterfront access and a clubhouse. See link to website for details on association. Use is subject to condo rules and fees will apply. There is power in the area but unknown if it is connected. Personal Property; Condominium; Association Fees; Summer Tax Due: \$36.85	S BEACH BYPASS CUSTER;	\$1,200	
4104	Parcel ID: 008-700-112-01; Legal Description: WHISKEY CREEK CAMPSITE CONDOMINIUM UNIT 112 Comments: Whiskey Creek is a 4 seasons recreational campground condominium association in the SE corner of Mason county. 1000s of acres of state lands near here. And a host of condominium amenities including waterfront access and a clubhouse. See link to website for details on association. This is a large corner lot at the intersection of Woods Ave and Meadowview Lane. Use is subject to condo rules and fees will apply. Has not been improved to utility service, does not appear to have been used for rustic camping. Condominium; Association Fees; Summer Tax Due: \$33.62	E SASSAFRASS LN AND S WOODS TRL WHISKEY CREEK CUSTER;	\$1,200	
4105	Parcel ID: 010-750-000-023-00; Legal Description: SECTION 1, T17N, R18W. SANCTUARY AT HOPKINS LAKE, UNIT #23 Comments: This is a vacant building site (condo lot) at the Sanctuary at Hopkins Lake. A pleasant development near the Consumer Power reservoir south of Ludington off US 31. The restrictions and requirements of the Master Deed will apply to construction here, and we assume that there is a property owners association, and that fees will apply. Please investigate these factors prior to placing your bid. Condo Subdivision "site Condo"; Summer Tax Due: \$364.48	5480 RIDGE DR LUDINGTON;	\$1,800	
4107	Parcel ID: 012-480-005-00; Legal Description: OAK OPENINGS LOT 5 BLOCK 28 Comments: Small 33 ft x 66 ft lot with no road access. Dry, open area, level, check with local unit if buildable. Unimproved Roads; Summer Tax Due: \$13.44	2383 N 29TH ST FOUNTAIN;	\$850	
4108	Parcel ID: 012-483-024-00; Legal Description: OAK OPENINGS LOT 24 BLOCK 31. Comments: Camper in vicinity that we believe in not part of the property. Open area, dry and level, would make a great build/camp site. Summer Tax Due: \$2.43	N 32ND ST TALLMAN LAKE FOUNTAIN;	\$650	
4109	Parcel ID: 012-484-015-00; Legal Description: OAK OPENINGS LOTS 15 & 16, BLOCK 32. Comments: 66 ft x 66 ft, sits in between 32nd and 34th St, on unimproved road of 33rd St. Unimproved Roads; Summer Tax Due: \$2.43	(Unimproved) 33RD ST (G ST) TALLMAN FOUNTAIN;	\$650	

4110	Parcel ID: 012-491-004-00; Legal Description: OAK OPENINGS LOTS 4, 5, 6 23, 24 & 25, BLOCK 39. Comments: Value here is in the lot, well and septic, though the age is unknown. Mobile has rough floors and leaks in spots, assume plumbing is frozen. Mobile Home; Summer Tax Due: \$92.18	2295 N 34TH ST FOUNTAIN;	\$2,100	
4111	Parcel ID: 013-018-027-00; Legal Description: W 250 FT OF N 100 FT OF W 40 A OF S 1/2 OF SW 1/4, EXC HWY R/W ON W SIDE. SEC 18 T19N R16W 0.46 A M/L Comments: 1 story, 2 BR 1 BA home in rough shape. Flooring and roof issues, will need to be completely gutted and redone. Roof is caving in on the front, and the kitchen and dining area have holes in the floors and are deteriorating. Debris all over the yard needs to be cleaned up. Promising area and land. Roof Issues; Summer Tax Due: \$205.79	4590 N US 31 SCOTTVILLE;	\$2,700	
4112	Parcel ID: 015-034-003-00; Legal Description: W 33.5 RDS OF N 83.8 RDS OF E 1/2 OF NE 1/4. SEC 34 T19N R17W 17.54 A M/L Comments: This property holds much potential. The home on the property is an older 1.5 story frame building that is loaded with non-food debris ... mostly rummage and castoffs of the "hoarder" variety. You'll become good friends with the dumpster driver before it's done. But underneath, it appears that this is a straight, solid home that just needs some loving. Furnace and other mechanicals are fairly recent. Vinyl siding that needs a little TLC but is very salvageable. There is a 24x32 (roughly) steel building to the rear, and 17.54 acres of rolling property flowing to the rear. This parcel fronts 552.75 feet along the south side of Sugar Grove Road and runs 1382.7 feet deep. The north 10 acres or so is dry and mostly open. A small stream bisects the property from east to west about halfway back, and the property south of that (especially to the SW) appears to be marshy. We suspect there is great wildlife viewing here. Summer Tax Due: \$328.36	1727 W SUGAR GROVE RD LUDINGTON;	\$4,300	
4113	Parcel ID: 042-102-005-00; Legal Description: VILLAGE OF FREESOIL CC GOODENOUGH PROP LOT 5 BLOCK 2 Comments: Irregular shaped parcel sits just across the railroad tracks from the Post Office in Freesoil. About 3 feet below road grade. Level, dry and open. Summer Tax Due: \$9.20	E MICHIGAN ST FREESOIL;	\$750	
4114	Parcel ID: 042-200-034-00; Legal Description: ASSESSORS PLAT OF THE VILLAGE OF FREESOIL LOT 34 Comments: Parcel fronts on Blaine Street, just east of its intersection with Mill Street. Small, brush covered parcel butts up to the railroad r/o/w and is just north of the Post Office. Probably not large enough to build on. Summer Tax Due: \$30.72	E BLAINE ST AT N MILL ST FREESOIL;	\$1,000	
4115	Parcel ID: 042-328-003-00; Legal Description: COMM S 00 DEG 30'20"E 280.50 FT OF NE COR OF SEC 28 ALG THE E LN OF SD SEC TO POB TH S 00 DEG 30'20"E 112.50 FT TH N 89 DEG 35'40"W 165 FT TH N 00 DEG 30' 20"W 112.50 FT TH S 89 DEG 35'40"E 165 FT TO POB SEC 28 T20N R16W 0.43 A M/L Comments: Parcel fronts 112.5 feet along the west side of Custer Road at the south limits of Freesoil, and runs 165 feet deep.. The red barn to the south is NOT a part of this parcel. Home is generally solid, but the older/original portion of the home has some weave to the floors over the crawlspace. Roof is mid-life, but does not appear to leak. Home needs a general resurfacing, but is worthy of a rehab. 2 bedrooms up and one down. One bath. Kitchen is dated and worn. On crawlspace and slab-on-grade. 100A electric service. Summer Tax Due: \$296.98	8349 N CUSTER RD FREESOIL;	\$4,200	

4116	Parcel ID: 051-235-273-00; Legal Description: MANUFACTURERS' ADDITION LOT 14, BLOCK 19. Comments: Corner residential parcel at the intersection of Delia and Longfellow on the north side of Ludington. Near Wolverine Fixture plant and could hold potential for either residential or parking uses. Level, wooded and dry. All municipal utilities and natural gas available here. Summer Tax Due: \$47.29	928 N DELIA ST LUDINGTON;	\$800	
4117	Parcel ID: 051-460-062-00; Legal Description: UNPLATTED COM AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 14 & 23, T18N R18W, 257 FT E OF THE INTERSECTION OF SAID SECTION LINE WITH THE W 1/8 LINE OF SEC 23, TH E 124 1/2 FT, TH S 400 FT TH W 124 1/2 FT, TH NORTH TO P.O.B. Comments: This is an older home that is generally merchantable, but will need some repair, cleaning and upgrades. The living room floor has buckled, indicating freeze damage to the plumbing below. The crawlspace has some standing water, reinforcing that conclusion. There is a bedroom on the main floor, and another plus a "walk through" bedroom up. One bath. The interior has a mid-century modernization that could use updating. Overall the house is straight and worthy of your rehabilitation effort. Attached one car garage and some nice basic landscaping. Roof is older but we did not see any signs of leakage inside. Freeze Damage; Summer Tax Due: \$1,535.76	501 FIRST ST D LUDINGTON;	\$5,000	
4118	Parcel ID: 051-570-005-00; Legal Description: ORIGINAL PLAT LOT 5 BLOCK 70. Comments: It appears that a home has been removed from this parcel. Located in central Ludington, this lot has alley access and all municipal utilities and natural gas are available here. Vul - Vacant Urban Lot; Summer Tax Due: \$377.95	208 E DANAHER ST LUDINGTON;	\$3,700	
4119	Parcel ID: 052-112-006-00; Legal Description: CITY ASSESSOR'S REPLAT LOTS 6 & 7 BLOCK 12 Comments: Older home in Scottville that could use a refresh. The structure is generally straight and solid, but there has been some low grade modernization, and the mechanicals could use updating as well. Porch and exterior need a going-over, as there is decay in places. 2 bedrooms up and one down with 2 baths. Older kitchen. Entire house needs a deep clean and resurfacing. It appears that it was winterized before being vacated, but we can't be certain of the outcome of that process. Older roof that we did not see any leaks from. Crawlspace that seems to contain the breakers or fusebox, as we could not find them on the main floor. Nice corner lot in the quiet Scottville community. Summer Tax Due: \$905.65	109 W FOURTH ST SCOTTVILLE;	\$13,750	

Oceana County

Lot #	Lot Information	Address	Min. Bid	Sold For
4900	<p>Parcel ID: 001-434-004-50; Legal Description: PENTWATER BEACH ADDITION PLAT 1 - LOTS 11 TO 20, INCL & LOTS 21 TO 29, INCL BLK 4. Comments: 19 wooded platted lots, just a couple miles north and east of Pentwater. Improved road, but not maintained. Property is a pine grove with sandy soils.</p> <p>Summer Tax Due: \$104.49</p>	(OFF) N BARMORAL AVE;	\$1,800	
4901	<p>Parcel ID: 002-012-100-01; Legal Description: PT TO 4 IN 97 & 5 IN 98 & 6 & 7 IN 99 ESMT-L2003P43735 SEC 12 T16N R17W. 10A M/L S 1/2 OF N 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 SUBJ TO ESMT. Comments: Large home with 4 BR, 2.5 BA 10-15 years old. Engineered wood products joists. Minor leaks in roof valleys that amounted to minor interior damage (see photos). Some mold, likely from house being closed up. Attached 2 car garage that connects to the basement. Also on the property is a mobile home pad and large barn that uses a different driveway but connects around. Hot water baseboard heat. Did not pressure test systems, but appears to be no freeze damage. 200A Electrical Service. Exterior deck has failed and will need repair/replacement. Approximate boundaries highlighted on the road with survey tape. Excellent flip potential. Personal Property;</p> <p>Summer Tax Due: \$683.31</p>	8668 N 104TH AVE PENTWATER;	\$10,750	
4902	<p>Parcel ID: 002-026-300-05; Legal Description: SEC 26 T16N R17W. 3 A M/L W 393.6 FT OF N 1/2 OF S 1/2 OF N 1/2 OF W 3/4 OF SW 1/4. Comments: 1.5 Story home on N 96th Ave. Very nice rehabbed farm house, newer siding and roofs on house. Detached 2 car garage, surrounded by farmlands owned by other. Occupied at time of inspection, expected to be vacant at time of sale. No sign showing the property, use photos for reference. Personal Property; Occupied; Dnvi;</p> <p>Summer Tax Due: \$582.25</p>	5892 N 96TH AVE HART;	\$5,900	
4903	<p>Parcel ID: 004-011-200-02; Legal Description: PT TO 3 IN 85, 4 IN 92, 5 IN 94, 6 IN 95 & 8 IN 99 PT TO 9 IN 01 SEC 11 T16N R15W. 10 A M/L COM 1632.88 FT W OF E 1/4 COR, TH N 1313.2 FT, TH W 327.7 FT, TH S 1309.82 FT, TH E 336.7 FT TO POB. Comments: Parcel is 327 on the road 1310 deep, mixed wooded, some marchland according to USGS Topo Maps. Old mobile home stored near east boundary, does not appear to have even been served by utilities, is in rough condition. Did not see any roads or trials into property.</p> <p>Summer Tax Due: \$121.04</p>	EAST HOGAN RD WALKERVILLE;	\$2,100	
4904	<p>Parcel ID: 004-011-200-09; Legal Description: SEC 11 T16N R15W. 10.01 A M/L PCL 18S PT OF NE 1/4 COM S 89 DEG W 590.74 FT FR NE SEC COR, TH S 01 DEG W 1305.54 FT, TH S 89 DEG W 328.50 FT, TH N 01 DEG E 1305.58 FT, TH N 89 DEG E 339.81 FT TO POB. Comments: Parcel runs 328 ft on E Hogan Rd and 1305 ft deep. Level, dry wooded area with a recently occupied mobile home on the property. There is a steel garage/barn structure, another older mobile on the property. Signs of recent use. Did not view inside because we couldn't tell if the property was still occupied or not, look with caution. Personal Property; Dnvi;</p> <p>Summer Tax Due: \$226.84</p>	8686 E HOGAN RD WALKERVILLE;	\$3,600	

4905	Parcel ID: 006-001-200-07; Legal Description: SEC 1 T15N R18W. 10 A M/L PCL C N 410 FT OF S 552 FT OF SE 1/4 OF NE 1/4 LYG W OF LAMBRICKS CREEK. Comments: Drove an hour all around the property couldn't find a way to it. No improved roads. North of Pentwater Plains Association. Borders Lambricks Creek to the east and public land to the west. Great recreational piece. Please review title documents to determine road access. No Road Access; Summer Tax Due: \$98.51	(OFF) N 60TH AVE;	\$1,400	
4906	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 006-410-018-00; Legal Description: LAKE MICHIGAN SHORES LOT 18 BLOCK 10. Comments: This entire subdivision has the right to use a shared, private beach on Lake Michigan. No road access currently. Lands here have high water, look into it more if you're planning to build here. May have association fees. Unimproved Roads; (2 of 2) Parcel ID: 006-410-019-00; Legal Description: LAKE MICHIGAN SHORES LOT 19 BLK 10. Comments: This entire subdivision has the right to use a shared, private beach on Lake Michigan. No road access currently. Lands here have high water, look into it more if you're planning to build here. Unimproved Roads; Summer Tax Due: \$95.57		\$2,000	
4908	Parcel ID: 008-026-200-03; Legal Description: SEC 26 T15N R16W. 3 A M/L E 523 FT OF S 250 FT OF SE 1/4 OF NE 1/4. Comments: Older, 2 BR 2BA, biltmore home, likely prefab, has been gutted and reconstruction is incomplete. Cement block attached garage on which work has begun to turn it into more living space also incomplete. Addition is weathered chipboard and has decay in soffits and other areas. Has potential but will need a complete rehab. On 3 acres on a quiet gravel country road. Crawl space, no basement Probably will need a new roof. Parcel is 523' along the road, and runs 250' deep. Summer Tax Due: \$216.17	3954 E HAZEL RD HART;	\$3,100	
4909	Parcel ID: 012-031-200-15; Legal Description: SEC 31 T14N R17W. 2.21 A M/L PT OF NE 1/4 OF NE 1/4 COM AT NE SEC COR TH N 87 DEG W 448.64 FT TO POB, TH S 483.08 FT, TH N 87 DEG W 200.30 FT, TH N 482.24 FT, TH S 87 DEG E 200.26 FT TO POB. Comments: Vacant lot appears to be filled, marshy area surrounds it. 2.21 Acres, Potential camping site not far from Electric Forest Festival. Level, open area with 2 track leading back into the wood. 200' on the road and 482' deep. Summer Tax Due: \$66.45	4091 W HAYES RD SHELBY;	\$1,400	
4910	Parcel ID: 017-300-015-00; Legal Description: SEC 33 T13N R17W. EMIL J MIKS SUPERVISORS PLAT E 45 FT OF LOT 15 & W 15 FT OF LOT 16. Comments: Collapsing mobile on property, value is in the land. Sits on the corner of W Skeels Rd and S Oak Lane Dr. Back wall is caving in. Dangerous Building; Dnvi; Summer Tax Due: \$56.96	2692 W SKEELS RD MONTAGUE;	\$1,600	
4911	Parcel ID: 017-620-177-00; Legal Description: OCEANA SHORES LOTS 177 & 178 SUBJ TO R/W ESMT. Comments: 2 mobile home units on double lot in Oceana Shores. Units are in very poor condition and may not be legally occupied until inspected. Raw food garbage and other debris in yard, needs a lot of work. Summer Tax Due: \$230.22	7068 S SURF CT ROTHBURY;	\$4,600	
4912	Parcel ID: 017-620-229-00; Legal Description: OCEANA SHORES LOT 229. Comments: Vacant lot on S 88th Ave, adjacent to parcel 4913 if you'd like to purchase both. Dry level area. Summer Tax Due: \$5.92	S 88TH AVE ROTHBURY;	\$500	

4913	Parcel ID: 017-620-231-00; Legal Description: OCEANA SHORES LOTS 230 & 231. Comments: Mobile home site on S 88th Ave in Rothbury, has well and septic. Overgrown yard needs some work. Adjacent to 4912 if you'd like to purchase both. Mobile Home Pad; Summer Tax Due: \$112.73	7111 S 88TH AVE ROTHBURY;	\$2,400	
4914	Parcel ID: 017-620-256-00; Legal Description: OCEANA SHORES UNDIV 1/2 INT IN LOT 256. Split on 01/01/2013 into 017-620-256-00-01; Comments: Vacant parcel is adjacent to the recreation hiking/biking trail near Rothbury. this is 1/2 undivided interest, know what you are bidding on. Summer Tax Due: TBA	2593 W MEADOW LANE DR ROTHBURY;	\$3,600	
4915	Parcel ID: 019-003-200-07; Legal Description: SEC 3 T13N R15W. 1 A W 165 FT OF E 651 FT OF N 264 FT OF NE 1/4 OF NE 1/4. Comments: Older mobile home, past roof leaks, some weakness in floors near backdoor and bathroom. Small out building. Debris in yard needs to be removed. Overall worthy of a rehab. Attached carport. Lot is 165 ft on Garfield Rd, 264 ft deep. Mobile Home; Summer Tax Due: \$172.92	7919 E GARFIELD RD HESPERIA;	\$3,200	
4916	Parcel ID: 019-024-100-02; Legal Description: SEC 24 T13N R15W. 10 A M/L S 1/4 OF NE 1/4 OF NW 1/4. Comments: Older mobile home on 10 ACRES, has outbuilding/garage. Some deferred maintenance obvious. Debris in yard will need to be removed. Currently occupied. located on a shared private dirt road near Colors Paintball. Dnvi; Mobile Home; Occupied; Seasonal Road; Summer Tax Due: \$311.14	9025 E WILKE RD FREMONT;	\$5,400	
4918	Parcel ID: 046-610-006-00; Legal Description: E 100 FT OF W 200 FT OF N 100 FT OF BLOCK 110 PLAT D VILLAGE OF SHELBY. Comments: Multiple families still living there, believed to be renters. Vinyl sided 2 story home in Shelby, appears to be rehabbed recently, food garage in backyard, very large home. Occupied; Dnvi; Summer Tax Due: \$771.64	167 E FERRY ST SHELBY;	\$13,000	
4919	Parcel ID: 047-702-001-00; Legal Description: LOT 1 & E 1/2 OF LOT 2, BLK B VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Old 1.5 story brick home on corner lot. Overall straight has some issues with floor joists on main floor. Brick veneer bad in some area because lack of down spouts. Has newer electrical service. Signs of work being undertaken and then abandoned. Front porch deteriorated. Incomplete Construction; Summer Tax Due: \$440.18	195 N STATE ST WALKERVILLE;	\$1,600	
4920	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 047-705-003-00; Legal Description: LOTS 3 & 8 BLK E EXC W 6 FT OF LOT 8 VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Older 1.5 story in Walkerville, detached 1 car garage. Incomplete construction in bathroom area. Home is worth rehabbing but has some sagging floor on main level. 3 BR plus a walkthrough. Roof is midlife, could use some attention. Basement is partial and unfinished. Incomplete Construction; (2 of 2) Parcel ID: 047-705-008-00; Legal Description: W 6 FT OF LOT 8 BLK E VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: South of, and adjacent to, sale 4920. 6 ft wide, is only of use to adjacent property owners. Unbuildable Lands / Too Small; Summer Tax Due: \$651.99	193 W NORTH ST WALKERVILLE; W MICHIGAN ST WALKERVILLE;	\$4,200	
4922	Parcel ID: 047-734-006-00; Legal Description: LOTS 6, 9, 10, 11 & 12 BLK 4 WALKER ADDITION VILLAGE OF WALKERVILLE. Comments: Parcel is located behind the Walkerville Wildcats baseball diamond, swampy, wet land. Off the unimproved extension of N East St. Unimproved Roads; Summer Tax Due: \$101.34	N EAST ST (EXTENSION OF) WALKERVILLE;	\$1,200	

4923	Parcel ID: 047-712-007-00; Legal Description: LOT 7 BLK L VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Building has been demolished. Across from 141 W Laurel St in Walkerville. Lot is overgrown and covered with bushes and trees. 2 Oak trees on property. Summer Tax Due: \$57.52	W LAUREL ST WALKERVILLE;	\$800	
4924	Parcel ID: 047-712-008-50; Legal Description: W 43 FT OF LOT 8 BLK L VILLAGE OF WALKERVILLE ORIGINAL PLAT. 2007 SPLIT OF 047-712-008-00 ON 08/09/2006 Summer Tax Due: \$28.07	135 S EAST ST WALKERVILLE;	\$1,300	

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.