

# Public Land Auction

Clare/Gladwin

*August 21st, 2017*

Clare and Gladwin Counties



***Location:***

Doherty Hotel  
604 North McEwan, Clare, MI 48617

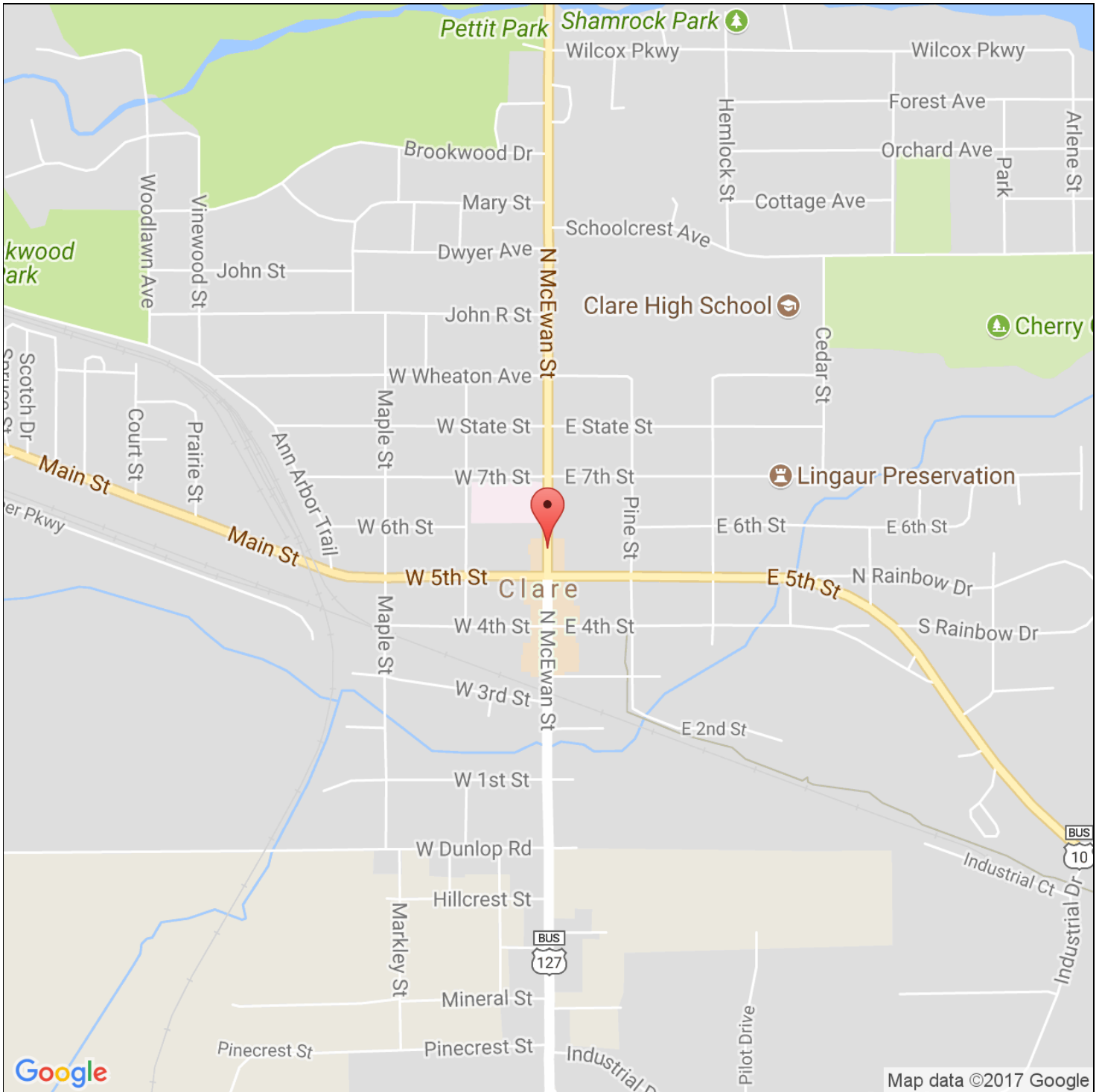
***Time:***

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

Doherty Hotel: 604 North McEwan, Clare, MI 48617





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

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

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

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

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

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

**SAVE TIME AT THE AUCTION**

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

## Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

## **PAYING FOR YOUR AUCTION PURCHASES**

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

### **Online bidding**

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

### **Absentee bidding**

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

### **On-site bidding**

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

## 2017 AUCTION SCHEDULE - ROUND 1

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

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservation of Reverter

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

## 3. Bidding

### A. Overview

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

### B. Starting Bid Price

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

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

### C. Bid Increments

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

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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



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

## B. Refund Checks

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

## C. Dishonored Payment

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

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

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

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

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

## D. Eligible Buyers

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

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

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

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

## E. Sale to Entities

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

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

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

## F. Cancellation Policy

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

## G. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

#### ***I. Securing the Property***

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

#### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

### B. Occupied Property

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

## 9. Conditions

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

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

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

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

# Clare County

Lot #	Lot Information	Address	Min. Bid	Sold For
1700	<p><b>Parcel ID:</b> 004-010-300-23; <b>Legal Description:</b> T20N R3W SEC 10 . COM N89 DEG 50'10"E 1307.47 ALG N SEC L AND S00 DEG 11'13"E 2622.97 FT AND S89 DEG 42'W 498.65 FT FROM NW SEC COR FOR POB TH S00 DEG 12'E 900 FT TH S89 DEG 42'W 500 FT TH N00 DEG 12'W 900 FT TH N89 DEG 42'E 500 FT BACK TO POB. AKA PARCEL 7 10.33 ACRES M/L FROM 100-23</p> <p><b>Comments:</b> This wooded property is accessed by two track trails crossing over neighboring properties with gates. The Land is mostly wooded with a large low land swamp. the Former location of a pump jack is to the east end of the property. Directions Take Toohy Trl, then right at cabins, drive past the first oil well, left at second oil well, continue on until you reach clearing with missing pump jack. Mineral rights are conveyed unless previously severed. Unimproved Roads; Mineral Rights; Easement Or Access Across;</p> <p><b>Summer Tax Due:</b> \$116.85</p>	Off Toohy;	\$6,600	
1701	<p><b>Parcel ID:</b> 004-013-201-30; <b>Legal Description:</b> T20N R3W SEC 13 11892 MEREDITH GRADE BEG AT A CONCRETE MONUMENT AT NE COR OF LOT 47 HUNTER'S PARADISE TH N1 DEG E ALG W'LY R/O/W OF M-18 517.30 FT TH N88 DEG 24'W 240 FT TH N88 DEG 1'W 425 FT TO TRUE POB TH CONT N88 DEG 1'W 175 FT TH N1 DEG 59'E 60 FT TH N88 DEG 1'W 25 FT TH N1 DEG E 546.57 FT M OR L TO S'LY R/O/W OF OLD MEREDITH GRADE TH S88 DEG 30'E ALG S'LY R/O/W OF SAID GRADE 200 FT TH S1 DEG W 609.11 FT M OR L BK TO POB. FROM 201-24 &amp; 25 2.45 AC M OR L</p> <p><b>Comments:</b> This home's addition has collapsed and has been left open to the elements. Property looks to be distressed and will require plenty of work. The mobile looks to be older and covered over with T111 siding. Home offers views of fields and neighboring properties. Vandalism; Mobile Home;</p> <p><b>Summer Tax Due:</b> \$120.09</p>	11892 MEREDITH GRADE RD GLADWIN;	\$2,800	
1702	<p><b>Parcel ID:</b> 004-013-400-03; <b>Legal Description:</b> T20N R3W SEC 13 9199 N M-18 BEG 34 RDS N OF SE SEC COR TH N 6 RDS 10 FT TH W 180 FT TH N 20 FT TH W 157.67 FT TH S 129 FT TH E 337.67 FT TO POB. <b>Comments:</b> This wooded swamp features; moist and wet ground, Trails, and cedar trees. This property is located on M18. Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$34.13</p>		\$1,700	
1703	<p><b>Parcel ID:</b> 004-100-019-00; <b>Legal Description:</b> T20N R3W SEC 19 . LOT 19 BROWN'S HAVEN. <b>Comments:</b> Property is a wooded lot with a combination of thicket and mature trees.</p> <p><b>Summer Tax Due:</b> \$5.50</p>	M18 Franklin Township;	\$650	
1704	<p><b>Parcel ID:</b> 004-350-099-01; <b>Legal Description:</b> T20N R3W SEC 13 9465 M-18 GLADWIN LOTS 99 &amp; 100 HUNTER'S PARADISE AND ALSO PART OF LOT 106 HUNTER'S PARADISE BEG AT SW COR OF LOT 99 TH N ALG W L OF LOTS 99 &amp; 100 120 FT TH NW'LY TO SE COR OF LOT 55 TH SW'LY ALG S L OF LOTS 55 &amp; 56 100 FT TO OAK ST TH SE'LY TO POB. <b>Comments:</b> The garage on this property is in rough shape and has roof damage and is open to the elements as well. The property itself is a larger lot and "&lt;" shaped. Close to 3/4 of an acre. On the property sits much debris. The address posted on the building is 9405.</p> <p><b>Summer Tax Due:</b> \$54.13</p>	9465 N M-18 GLADWIN;	\$1,400	
1705	<p><b>Parcel ID:</b> 004-650-058-00; <b>Legal Description:</b> T20N R3W SEC 30 . LOT 58 WHITEWOOD ACRES. <b>Comments:</b> This wooded lot will require a driveway to be cut into the property. Property sits a foot or two higher than the road. The lot is currently covered in a wooded thicket</p> <p><b>Summer Tax Due:</b> \$5.50</p>	White Birch Lane Franklin Township;	\$650	

1706	<b>Parcel ID:</b> 004-650-063-00; <b>Legal Description:</b> T20N R3W SEC 30 . LOT 63 WHITEWOOD ACRES. <b>Comments:</b> This lot on Poplar Lane is wooded with poplar trees. Located in a dirt road neighborhood adjacent to homes. <b>Summer Tax Due:</b> \$5.50	Poplar Lane Franklin Township;	\$650	
1707	<b>Parcel ID:</b> 005-033-400-04; <b>Legal Description:</b> T19N R6W SEC 33 51 N COOK AVE COM AT SE SEC COR TH W ALG SEC L 850 FT TH N 537 FT TH E 850 FT TH S ALG E SEC L 537 FT BK TO POB. <b>Comments:</b> Sitting on approximately 10 acres, this corner lot parcel boasts mature trees, scenic country views, and lots of space to spread out! Property currently has a home and garage, however, they are in such disrepair (an dangerous) that it is recommended they both be removed. This parcel could be the perfect up north summertime vacation retreat! Just add a cabin, out buildings for storage, and ATV trails! On the corner of North Cook Ave and Gladwin Rd Dangerous Building; Animal Damaged; Roof Issues; Structural Issues; Personal Property; <b>Summer Tax Due:</b> \$287.35	51 N COOK AVE HARRISON;	\$4,500	
1708	<b>Parcel ID:</b> 005-700-024-00; <b>Legal Description:</b> T19N R6W SEC 22 601 ROBERT DR LOT 24 TEMPLE PARK SUB NO 2. <b>Comments:</b> In a transitioning neighborhood sits this perfect little fixer upper! This home boasts 2 bedrooms, 1 bathroom, and lots of natural light! A porch to the front and and larger family room. Home has a combination of metal and three tab shingle roof, and a stripped furnace. This home is a blank slate, ready for a renovation and your personal stamp! On Robert Drive. Harvesting; <b>Summer Tax Due:</b> \$167.98	601 ROBERT DR HARRISON;	\$3,200	
1709	<b>Parcel ID:</b> 007-007-400-05; <b>Legal Description:</b> T19N R4W SEC 7 539 E CRANBERRY LAKE RD BEG ON N L OF CRANBERRY LAKE RD S89 DEG 25'W 460 FT FROM SW COR OF LOT 108 1ST ADD NORTHLAND ACRES TH N00 DEG 19'W 181.80 FT TH S89 DEG 25'W 100 FT TH S00 DEG 19'E 181.80 FT TH N89 DEG 25'E ALG SAID RD 100 FT TO POB. <b>Comments:</b> Sitting in a neighborhood, this parcel boasts an older ranch style 3 one bedroom, one bathroom home, complete with a potential office/bonus room, a great laundry area, and cabinets in the living area that could be great for game and/or bar storage! The home has a kitchen open to a spacious living area, and a deck off the front with garden views. Perfect spot to enjoy a cup of coffee and/or wine! Home sits on a sloping lot with a garden. On Cranberry Lake Road. <b>Summer Tax Due:</b> \$239.83	539 E CRANBERRY LAKE RD HARRISON;	\$3,300	
1710	<b>Parcel ID:</b> 007-009-101-14; <b>Legal Description:</b> T19N R4W SEC 9 2201 FIR RD BEG S88 DEG 54'00"E ALG E-W 1/4 L 813.77FT FROM W 1/4 SEC COR TH S88 DEG 54'00"E 156.25 FT TH N01 DEG 00'00"E 264.00 FT TH N88 DEG 54'00"W 156.25 FT TH S01 DEG 00'00"W 264.00 FT TO POB. <b>Comments:</b> On a paved road in a neighborhood sits a lot with a mobile home. The mobile home is in such disrepair that it is best to be torn down, scrap metal galore! On East Fir Road. Structural Issues; Roof Issues; Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$76.33	2201 E FIR RD HARRISON;	\$2,100	
1711	<b>Parcel ID:</b> 007-015-400-12; <b>Legal Description:</b> T19N R4W SEC 15 ... BEG 140 FT W OF SE COR OF SW 1/4 OF SE 1/4 TH N 312 FT TH W 140 FT TH S 312 FT TH E 140 FT TO POB. <b>Comments:</b> Vacant grassy lot with trees is approximately 312 ft by 140 ft and is surrounded by neighboring homes. On East Townline Lake Road. <b>Summer Tax Due:</b> \$27.61		\$800	

1712	<p><b>Parcel ID:</b> 007-026-100-08; <b>Legal Description:</b> T19N R4W SEC 26 . W 1/2 OF NW 1/4 EXC BEG E ALG E-W 1/4 L 1172.28 FT FROM W 1/4 SEC COR TH E 134.00 FT TO W 1/8 L TH N 233.00 FT TH W130.00 FT TH S 233.00 FT TO POB &amp; EXC BEG E ALG E-W 1/4 L 976.28 FT FROM W 1/4 SEC COR TH E 130.00 FT TH N 233.00 FT TH W 130.00 FT TH S 233.00 FT TO POB.</p> <p><b>Comments:</b> With a dirt road to the south, this approximately 75 acre parcel is beautifully secluded wooded lot with cleared areas for the power line, and boasts a metal gate and a glacier rock. A perfect spot for an up north retreat, just add ATV trails! On Mostetter Road.</p> <p><b>Summer Tax Due:</b> \$499.80</p>	MOSTETTER RD;	\$7,400	
1713	<p><b>Parcel ID:</b> 007-030-200-11; <b>Legal Description:</b> T19N R4W SEC 30 792 E CLARENCE RD W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4. <b>Comments:</b> On approximately 5 acres sits this great little fixer upper near Harrison! This 2 bedroom, 1 bathroom roof over mobile home boasts country views, a paved half circle driveway, and two spacious living areas. Animal damage, three tab shingle roof, and vinyl windows. Home has lots of natural light, and attached garage. Beautiful Tiger Lilly's throughout property! On East Clarence Road.</p> <p><b>Summer Tax Due:</b> \$365.82</p>	792 E CLARENCE RD HARRISON;	\$6,400	
1714	<p><b>Parcel ID:</b> 007-110-219-00; <b>Legal Description:</b> T19N R4W SEC 5 106 W AL HEIDEN RD LOT 219 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. <b>Comments:</b> Off a dirt road in a scenic county setting sits this little red cabin with an addition that boasts a circle drive on a pine and oak tree wooded lot. The original cabin is in such disrepair that it is best to be torn down, as it is unstable. Power at road. On East Fir Road. Structural Issues; Personal Property; Foundation Issues; Roof Issues; Animal Damaged;</p> <p><b>Summer Tax Due:</b> \$160.55</p>	106 W AL HEIDEN RD HARRISON;	\$3,200	
1715	<p><b>Parcel ID:</b> 007-150-167-00; <b>Legal Description:</b> T19N R4W SEC 17 3979 HELEN DR LOT 167 ASH ACRES NO 2. <b>Comments:</b> Property features a dozer bait home and electric, situated in a country styled neighborhood. The properties is sloped which could possibly be great for building a walk-out basement opening up to the back yard! Plenty of neighboring property owners out and about on their ATV's traveling around. On Helen Drive. Roof Issues; Personal Property; Foundation Issues; Animal Damaged;</p> <p><b>Summer Tax Due:</b> \$187.32</p>	3979 HELEN DR HARRISON;	\$3,600	
1716	<p><b>Parcel ID:</b> 007-180-019-00; <b>Legal Description:</b> T19N R4W SEC 16 . LOT 19 CAMPBELL'S SUB. <b>Comments:</b> Vacant grassy lot with trees is located in the Campbell's subdivision and is surrounded partly by neighboring homes. Near Hayes Township.</p> <p><b>Summer Tax Due:</b> \$14.34</p>		\$800	
1717	<p><b>Parcel ID:</b> 007-190-052-00; <b>Legal Description:</b> T19N R4W SEC 12 5410 MOHAWK DR LOT 52 CRANBERRY HEIGHTS SUB. PLAT OF. <b>Comments:</b> Sitting in a neighborhood, this parcel boasts a red tin roofed little cabin with three bedrooms, and one bathroom. This home has a kitchen open to a spacious living area, and a converted three seasons room/porch with neighborhood views. Perfect spot to curl up with a cup of coffee and/or wine on beautiful fall afternoon! In good condition but missing furnace. Home has lots of quirk and charm! On Mohawk Drive. Harvesting;</p> <p><b>Summer Tax Due:</b> \$178.02</p>	5410 MOHAWK DR HARRISON;	\$2,200	

1718	<p><b>Parcel ID:</b> 007-215-272-00; <b>Legal Description:</b> T19N R4W SEC 1 5387 BRIARWOOD DR LOT 272 CRANBERRY LAKE SUB NO TWO. <b>Comments:</b> This home looks to have originally been a 2 bedroom 1 Bathroom. The garage was converted into 2 more bedrooms. The first bedroom being a walk through and the second bedroom having no windows. Because the conversion work was so poorly performed and illegally done it may be best to return the garage back to a garage. The house is in pretty rough condition and will need restoration work. However the pro's is the living room is larger with plenty of space and a location for a wood burning stove. The current stove should be inspected before being put back into use, The kitchen is large and looks to have the space for either a dining table by the large windows or perhaps a large island with bar stools. The floor coverings is in pretty rough shape and should be replaced, however the cement slab appear to be reasonably level and may be in good condition. The shingles look to be older and will eventually need replacing. Because this home is a ranch style this should be a more simple roof to lay. The bathroom is old and out dated, this could benefit from a total gut. All in all this house may be a great project. Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$250.09</p>	5387 BRIARWOOD DR HARRISON;	\$6,300	
1719	<p><b>Parcel ID:</b> 007-320-060-00; <b>Legal Description:</b> T19N R4W SEC 11 5050 WEDGEWOOD DR LOT 60 LAKEPOINT SUB. <b>Comments:</b> This large 2 story home's floor plan is technically 2 Bedrooms and 1 bathroom. The floor plan features 4 Living rooms so there may be room to expand the bedrooms. We are only selling the home today, the previous owners still own the garage. The home originally looks to have been a single Dutch colonial, and overtime a second Dutch Colonial was added to the back of the home, almost doubling the space. There is a driveway for this property. There is a hump in the terrain which may indicate a septic. This hump is encroaching on the neighboring property. The home looks to be in fairly good condition. The high efficiency Goodman forced-air furnace looks to be rusting, this may be caused by improper execution of condensation. The windows on this property are un-insulated inexpensive and single pane in places. These should be replaced as well as the furnace. This home looks to be a good home and with work can be turned into a great home. Freeze Damage;</p> <p><b>Summer Tax Due:</b> \$275.10</p>	5050 WEDGEWOOD DR HARRISON;	\$2,900	
1720	<p><b>Parcel ID:</b> 007-350-062-00; <b>Legal Description:</b> T19N R4W SEC 8 1959 JILL JANET ST LOT 62 MOBILE HOME VILLAGE. <b>Comments:</b> Home and Renovated Garage are suffering from Rot and Animal Damage. This has impacted the structure and may too far gone to be saved. The lot features gardens and a small tree house. This property is located walking distance from Harrison's Airport. Dangerous Building; Mold; Sanitation Issues And Garbage; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$125.10</p>	1959 JILL JANET ST HARRISON;	\$1,300	
1721	<p><b>Parcel ID:</b> 007-360-070-00; <b>Legal Description:</b> T19N R4W SEC 7 4020 VALLEY VIEW DR LOT 70 FIRST ADD NORTHLAND ACRES SUB. <b>Comments:</b> This home was built on an interesting Lot. Because the slop the home has a back deck with elevated views of the back yard and forest. The home is a 1 bed 1 Bath. The kitchen and living sit at an diagonal from each other with bedrooms in the corners. on the front of the property off the living is the laundry. The back bedroom has a trap door leading to the furnace room below the home. This house is dirty and in addition will require plenty of work. Vandalism; Personal Property; Sanitation Issues And Garbage;</p> <p><b>Summer Tax Due:</b> \$112.38</p>	4020 VALLEY VIEW DR HARRISON;	\$3,100	

1722	<b>Parcel ID:</b> 007-370-029-00; <b>Legal Description:</b> T19N R4W SEC 12 4430 N EBERHART AVE LOT 29 OAK BEACH SUB. <b>Comments:</b> Located in a neighborhood of second homes, cabins, and a mix of year round residences. This property is walking distance to the canal and lake. The home itself is without plumbing, there is a hand pump in the front yard. The home is a cabin with 2 small bedrooms. Some of the walls have been opened and insulated, now they need closed. the kitchenette is located near the door. The ceilings are low and since the drywall is down could benefit from vaulting. Make this your personal up north get away. Personal Property; Incomplete Construction; <b>Summer Tax Due:</b> \$44.01	4430 N EBERHART AVE HARRISON;	\$1,800	
1723	<b>Parcel ID:</b> 007-385-163-00; <b>Legal Description:</b> T19N R4W SEC 9 2849 E CRANBERRY LAKE RD LOT 163 OAK FLATS SUB NO 2. <b>Comments:</b> This lot is approximately 67 feet by 134 feet. The lot features a few trees and has homes neighboring on either side. <b>Summer Tax Due:</b> \$13.62		\$750	
1724	<b>Parcel ID:</b> 007-385-186-00; <b>Legal Description:</b> T19N R4W SEC 9 4242 W OAKLEY LOT 186 OAK FLATS SUB NO 2. <b>Comments:</b> This cabin has been stripped of its trim and floor coverings. It looks to have been home to vagrants. the property will need work, however you won't be bothered with much clearing out work. The kitchen is located in a latter addition. The kitchen addition suffers from roof leaks. The furnace is a single room heater and may have difficulty heating the bedrooms and bathroom. This home is built on a slab. <b>Summer Tax Due:</b> \$122.36	4242 W OAKLEY RD HARRISON;	\$2,700	
1725	<b>Parcel ID:</b> 007-418-043-00; <b>Legal Description:</b> T19N R4W SEC 3 . UNIT 43 OAK RIDGE RESORT CONDOMINIUM. <b>Comments:</b> This lot comes with association dues and pool access. This community is filled with campers and mobile homes. Association Fees; <b>Summer Tax Due:</b> \$15.28	3200 E ARNOLD LAKE RD 43 HARRISON;	\$800	
1726	<b>Parcel ID:</b> 007-460-006-00; <b>Legal Description:</b> T19N R4W SEC 5 628 BURNS RD LOT 6 SUPERVISORS PLAT OF SE 1/4 OF SE 1/4. <b>Comments:</b> This great little cabin is suffering from wood rot and wood peckers, perhaps bugs as well. So it will require restoration. However the Charm is there, Full log walls, Stone fireplace, unique doors and windows. This cute cabin cries up north get away. The bathroom and kitchen en will require major work. Hand pump in back yard. Structural Issues; Roof Issues; Freeze Damage; <b>Summer Tax Due:</b> \$77.46	628 N BASS LAKE AVE HARRISON;	\$2,800	
1727	<b>Parcel ID:</b> 007-472-003-01; <b>Legal Description:</b> T19N R4W SEC 3 5560 PEGGY DR LOTS 3-4 TIMBER LANE TRAILS. SPLIT ON 11/06/2007 FROM 007-472-002-00; <b>Comments:</b> This property is in great original condition, in comparison to the other properties it shouldn't require large quantities of work. The home looks to have remained relatively untouched since its construction. In the Kitchen the cabinets are very trendy with their flat panel doors, the chandelier is a floral design. The casement windows require repairs. The main hall to the 2 bedrooms is celebrated with an arched beam. The two bedrooms are good sized and have multiple windows. The front living room is good sized as well and has a large fireplace. another fireplace is in the gathering room between the kitchen and attached garage. All in all one of the best homes in this auction. <b>Summer Tax Due:</b> \$325.24	5560 PEGGY DR HARRISON;	\$3,000	
1728	<b>Parcel ID:</b> 007-472-005-01; <b>Legal Description:</b> T19N R4W SEC 3 . LOT 5 TIMBER LANE TRAILS. <b>Comments:</b> This lot touches the north side of 3627. It is wooded with hardwoods and pine. <b>Summer Tax Due:</b> \$19.87		\$700	



1729	<b>Parcel ID:</b> 007-472-032-10; <b>Legal Description:</b> T19N R4W SEC3 . LOTS 32 & 33 TIMBER LANE TRAILS <b>Comments:</b> This double lot is fenced and gated. it is located on the corner of Peggy Dr and Jerry Drive. The property is mostly cleared, and has a power pole which has been disconnected. Friendly neighborhood. <b>Summer Tax Due:</b> \$38.65		\$1,100	
1730	<b>Parcel ID:</b> 007-475-281-00; <b>Legal Description:</b> T19N R4W SEC 24 . LOT 281 TOWNLINE WILDS #2. <b>Comments:</b> Vacant swampy lot with trees and brush is located on the corner of East Town Line Rd and Arthur. Near Hayes Township. Swamp Lot; <b>Summer Tax Due:</b> \$6.60		\$700	
1731	<b>Parcel ID:</b> 007-500-066-00; <b>Legal Description:</b> T19N R4W SEC 11 4886 KNOLLWOOD DR LOT 66 WOODSTOCK SUB. <b>Comments:</b> This vacant mostly cleared lot in neighborhood is filled with beautiful Black Eyed Susan's! Lot was the former location of a trailer, as the cement pad is still present. Near Harrison on Knollwood Drive. Mobile Home Pad; <b>Summer Tax Due:</b> \$12.13	4886 KNOLLWOOD DR HARRISON;	\$800	
1732	<b>Parcel ID:</b> 007-500-079-00; <b>Legal Description:</b> T19N R4W SEC 11 4839 KNOLLWOOD DR LOT 79 WOODSTOCK SUB. <b>Comments:</b> Sitting in a neighborhood, this parcel boasts an adorable little blue cabin with one bedroom and one bathroom. This home has a kitchen, living area, and room for storage. Potentially with some elbow grease, this could be the perfect up north retreat! Near Harrison, on Knollwood Drive. Mold; Personal Property; <b>Summer Tax Due:</b> \$104.01	4839 KNOLLWOOD DR HARRISON;	\$2,500	
1733	<b>Parcel ID:</b> 008-100-390-01; <b>Legal Description:</b> T19N R3W SEC 19 . LOT 390 PLAT OF DODGE CITY NO 3. FROM 390-00 2003 SPLIT <b>Comments:</b> Vacant corner lot with wide open country views is located on the corner of East Town Line rd and Ivan. This Auction Lot also touches Auction Lot # 1734. Near Hamilton Township. This property is adjacent to the Occupied owners Mobile Home. Occupied; <b>Summer Tax Due:</b> \$31.69	Ivan and East town Line Lake Road, Harrison;	\$1,500	
1734	<b>Parcel ID:</b> 008-100-391-01; <b>Legal Description:</b> T19N R3W SEC 19 . LOT 391 PLAT OF DODGE CITY NO 3. FROM 390-00 2003 SPLIT <b>Comments:</b> Vacant lot with wide open country views is located on Ivan and touches the corner lot of East Town Line rd and Ivan. This Auction Lot also touches Auction Lot # 1733 and 1735. On Ivan, near Hamilton Township. This property is adjacent to former owners occupied mobile home. Occupied; <b>Summer Tax Due:</b> \$27.54	Ivan, Harrison MI;	\$1,000	
1735	<b>Parcel ID:</b> 008-100-392-00; <b>Legal Description:</b> T19N R3W SEC 19 2874 IVAN ST LOT 392 DODGE CITY NO 3. <b>Comments:</b> Occupied white roof over mobile home with attached storage area with silver tarp wall. Mobile home is occupied, please do not disturb. This Auction Lot also touches Auction Lot # 1734. On Ivan, near Hamilton Township. Personal Property; Occupied; Mobile Home; <b>Summer Tax Due:</b> \$93.63	2874 IVAN ST HARRISON;	\$2,900	
1736	<b>Parcel ID:</b> 009-060-179-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 179 BIRCHWOOD HEIGHTS. <b>Comments:</b> This vacant, narrow wooded lot sits in a neighborhood on a dirt country road near Freeman Township. Power at road. If you are interested in this Auction Lot, be sure to check out Auction Lot # 1737, as it is very similar. On Shadowbrook Drive. <b>Summer Tax Due:</b> \$10.26	Shadowbrook Drive;	\$800	

1737	<b>Parcel ID:</b> 009-060-377-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 377 BIRCHWOOD HEIGHTS. <b>Comments:</b> This vacant, narrow wooded lot sits in a neighborhood on a dirt country road near Freeman Township. Power at road. If you are interested in this Auction Lot, be sure to check out Auction Lot # 1736, as it is very similar. On Shadowbrook Drive. <b>Summer Tax Due:</b> \$14.55	Birchwood;	\$800	
1738	<b>Parcel ID:</b> 009-620-207-00; <b>Legal Description:</b> T18N R6W SEC 24-25 . LOT 207 TAMARACK TRAILS. <b>Comments:</b> This vacant, long narrow lot sits on a dirt country road near Freeman Township and is walking distance to the lake! Natural gas in the area, and beautiful peek-a-boo water views! In Tamarack Trails. <b>Summer Tax Due:</b> \$15.68	Ridgeway;	\$800	
1739	<b>Parcel ID:</b> 009-780-231-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 231 WOODLAND HEIGHTS. <b>Comments:</b> This vacant, wooded lot sits on a dirt country road near Freeman Township and boasts an old hand well. Power at road. If you are interested in this Auction Lot, be sure to check out Auction Lot # 1740, as it is very similar and in the same area. In Woodland Heights. <b>Summer Tax Due:</b> \$15.96	Sandlewood;	\$850	
1740	<b>Parcel ID:</b> 009-780-232-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 232 WOODLAND HEIGHTS. <b>Comments:</b> This vacant, partially cleared, wooded lot sits on a dirt country road near Freeman Township and boasts tiny swamps. Power at road. If you are interested in this Auction Lot, be sure to check out Auction Lot # 1739, as it is very similar and in the same area. In Woodland Heights. <b>Summer Tax Due:</b> \$15.96	Sandlewood;	\$850	
1741	<b>Parcel ID:</b> 010-007-200-15; <b>Legal Description:</b> T18N R5W SEC 7 1320 S BRINGOLD AVE COM AT 1/4 POST COMMON TO SECS 7 & 8 RNG N 58 RDS TH W 12 RDS FOR POB TH W 10 RD TH S 4 RDS TH E 10 RDS TH N 4 RDS TO POB. <b>Comments:</b> This little blue diamond in the ruff kind of cabin potentially has great potential! Could be your perfect up north retreat with an Anderson door, and a shed for storage! Home has scrap metal roof and a cute little front porch! On South Bringgold Ave. Animal Damaged; Incomplete Construction; Roof Issues; <b>Summer Tax Due:</b> \$52.76	1320 S BRINGOLD AVE LAKE;	\$1,900	
1742	<b>Parcel ID:</b> 010-007-300-02; <b>Legal Description:</b> T18N R5W SEC 7 5456 W MANNSIDING RD S 330 FT OF E 132 FT OF SE 1/4 OF SW 1/4 EXC E 33 FT THEREOF. <b>Comments:</b> This older occupied mobile home is located on a grassy lot in a transitioning family friendly neighborhood with a mixture of mature trees. Approximate lot size is 1 acre. On Meadowcroft Drive. Mobile home is occupied, please do not disturb. Mobile Home; Occupied; <b>Summer Tax Due:</b> \$110.51	5456 MEADOWCROFT DR LAKE;	\$1,300	
1743	<b>Parcel ID:</b> 010-007-300-11; <b>Legal Description:</b> T18N R5W SEC 7 . BEG N89 DEG 48'06"E 1139.70 FT FROM SW COR OF NW 1/4 OF SW 1/4 TH N03 DEG 00' 06"W 1323.02 FT TH N89 DEG 36'06"E 378.40 FT TH S04 DEG 29'15"E 1326.47 FT TH S89 DEG 48'06"W 412.90 FT TO POB. A 12.04 AKA PARCEL D. <b>Comments:</b> Down a two-track dirt road sits this beautifully secluded wooded parcel with multiple deer blinds. This approximately 12 acre lot is partially wooded with lots of Maple trees, a possible oil easement, and a small The Red Green Show style cabin/shed. Just picture the leave colors come fall! A perfect spot for an recreational up north retreat! Don't forget to bring your hunting equipment! Personal Property; <b>Summer Tax Due:</b> \$81.21		\$1,800	

1744	<p><b>Parcel ID:</b> 010-030-103-11; <b>Legal Description:</b> T18N R5W SEC 30 4669 S HEMLOCK AVE SW 1/4 OF NW 1/4 EXC NORTH 506 FT THERE- OF AND EXC BEG AT W 1/4 SEC COR TH N 300 FT TH E 433 FT TH S 100 FT TH E 298.43 FT TH N 128 FT TH E 589.73 FT M/L TH S 328 FT M/L TH W BK TO POB AND EXC BEG 432.5 FT N FROM W 1/4 SEC COR TH N 261.5 FT TH E 256 FT TH S 261.5 FT TH W 256 FT BK TO POB AND EXC BEG 544 FT NORTH &amp; 256 FT EAST FROM W 1/4 SEC COR TH E 200 FT TH S 215.24 FT TH W 23.16 FT TH S 8.78 FT TH W 176.81 FT TH N 224 FT BK TO POB. 1999 SPLIT FROM 103-08 <b>Comments:</b> This roof over mobile home with an addition near Lincoln Township is older but in good condition. Home has three bedrooms, and one bathroom. A cute little front porch and back storage area adorn this home. Lots of personal property. Beautiful peak-a-boo views of Silver Lake! On South Hemlock Ave. Personal Property; Mobile Home; Easement Or Access Across;</p> <p><b>Summer Tax Due:</b> \$170.02</p>	4669 S HEMLOCK AVE LAKE;	\$3,300	
1745	<p><b>Parcel ID:</b> 010-034-400-08; <b>Legal Description:</b> T18N R5W SEC 34 . COM AT SE COR OF SEC 34 TH W 555.64 FT TO POB TH W 208.71 FT TH N 208.71 FT TH E 208.71 FT TH S 208.71 FT TO POB. A 1 <b>Comments:</b> This wooded property has a slight slope to it. The trees are mostly mature hardwood. This property neighbors what looks like to be recreational property. Dimensions are 208.71 feet by 208.71 feet.</p> <p><b>Summer Tax Due:</b> \$18.78</p>	LANSING;	\$850	
1746	<p><b>Parcel ID:</b> 010-240-028-00; <b>Legal Description:</b> T18N R5W SEC 7 497 HOLMES DR LOT 28 HOLMES DEVELOPMENT NO 1. <b>Comments:</b> Vacant lot with small storage shed in Lake. This property is improved. It looks to be the former site of a mobile home. This lot is located at the end of a cul-de-sac.</p> <p><b>Summer Tax Due:</b> \$12.00</p>	497 HOLMES DR LAKE;	\$1,300	
1747	<p><b>Parcel ID:</b> 010-340-018-00; <b>Legal Description:</b> T18N R5W SEC 8 885 E FOREST BLVD LOT 18 "OAKWOOD" SUPERVISOR'S PLAT OF. <b>Comments:</b> This 2 bedroom 2 Bathroom Retro trailer holds to its original and intact 70's motifs, echoing an earlier era of Frank, Sammy and Dean. Complete with paneled walls, bolstered beverage bar, and brass fixtures. The mobile has been very well kept over the years preserving its true self through the decades. The back bedroom is set as a master and features an on-suite bath. The rear quarter of the mobile is trapped, however water damage was not discovered at the time of inspection. Most likely the tarp hints to localized roof damaged that will need addressed. For a single wide mobile the rooms are fairly large. All in all if you are set on buying a mobile, this is the best one. It's Located across the street from Lake George and has slight Peak a Boo views of the water. The addition 3 season sun room is perfect for sitting out on and enjoying a Tom Collins cocktail on a Northern Michigan's Summer's Evening. Personal Property; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$79.05</p>	885 E FOREST BLVD LAKE;	\$2,300	
1748	<p><b>Parcel ID:</b> 010-500-080-00; <b>Legal Description:</b> T18N R5W SEC 30 . LOT 80 SILVER LAKE SHORES. <b>Comments:</b> This property is located on busy Hemlock Ave near Lake, MI. This Lot itself is reasonably flat and boast hardwood trees. This property touches 1749</p> <p><b>Summer Tax Due:</b> \$12.00</p>	FARMINGTON HILLS;	\$750	
1749	<p><b>Parcel ID:</b> 010-500-081-00; <b>Legal Description:</b> T18N R5W SEC 30 . LOT 81 SILVER LAKE SHORES. <b>Comments:</b> This property is located on busy Hemlock Ave near Lake, MI. This Lot itself is reasonably flat and boast hardwood trees. This property touches 1748</p> <p><b>Summer Tax Due:</b> \$12.00</p>	FARMINGTON HILLS;	\$750	

1750	<b>Parcel ID:</b> 010-634-001-00; <b>Legal Description:</b> T18N R5W SEC 17 1034 E MAPLE ST LOT 1 BLK 14 TOMPKINS RESORT. <b>Comments:</b> This property looks to be occupied. The home looks to be an older cottage styled home with front porch conversion. The home has recently been wrapped with Vinyl windows and siding. The roof looks to be newer as well. Home is setting on the edge of a larger lot and the property shares a border with Auction Lot# 1751. Occupied; <b>Summer Tax Due:</b> \$122.36	1034 E MAPLE ST HARRISON;	\$2,100	
1751	<b>Parcel ID:</b> 010-634-008-00; <b>Legal Description:</b> T18N R5W SEC 17 . LOT 8 BLK 14 TOMPKINS RESORT. <b>Comments:</b> This property looks to be the former location of a cabin which has succumb to the sands of time. what is remaining is a cracked foundation and many debris. The lot is wooded and is located adjacent to Auction Lot# 1750. <b>Summer Tax Due:</b> \$28.05	Maple St LAKE GEORGE;	\$800	
1752	<b>Parcel ID:</b> 010-660-165-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 165 WHITE BIRCH LAKES OF CLARE #1. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Power pole with removed meter. Association Fees; <b>Summer Tax Due:</b> \$19.87	Evergreen;	\$850	
1753	<b>Parcel ID:</b> 010-680-355-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 355 WHITE BIRCH LAKES OF CLARE #2. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Association Fees; <b>Summer Tax Due:</b> \$17.65	Elm Rd Farwell;	\$900	
1754	<b>Parcel ID:</b> 010-700-411-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 411 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: A broken power meter. Association Fees; <b>Summer Tax Due:</b> \$17.65	Beachwood Ct, Farwell;	\$850	
1755	<b>Parcel ID:</b> 010-720-686-00; <b>Legal Description:</b> T18N R5W SEC 26-35 . LOT 686 WHITE BIRCH LAKES OF CLARE #4. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: <b>Summer Tax Due:</b> \$18.77	Ivy Rd, Farwell;	\$850	
1756	<b>Parcel ID:</b> 010-740-780-00; <b>Legal Description:</b> T18N R5W SEC 27-34-35 . LOT 780 WHITE BIRCH LAKES OF CLARE #5. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: A camping community Association Fees; <b>Summer Tax Due:</b> \$17.65	Cherry Drive, Farwell;	\$900	

1757	<b>Parcel ID:</b> 010-745-970-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 970 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: A challenged terrain Terrain Challenged; Association Fees; <b>Summer Tax Due:</b> \$17.65	Teaberry Lane, Farwell;	\$900	
1758	<b>Parcel ID:</b> 010-745-972-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 972 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Challenged terrain Association Fees; <b>Summer Tax Due:</b> \$17.65	Teaberry Lane, Farwell;	\$900	
1759	<b>Parcel ID:</b> 010-746-005-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1005 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Nice neighboring homes Association Fees; <b>Summer Tax Due:</b> \$17.65	Spruce Hill Dr, Farwell;	\$850	
1760	<b>Parcel ID:</b> 010-746-107-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1107 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Woods Association Fees; <b>Summer Tax Due:</b> \$19.87	Teaberry Lane, Farwell;	\$850	
1761	<b>Parcel ID:</b> 010-746-170-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1170 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Clearing and Space for Camping Association Fees; <b>Summer Tax Due:</b> \$19.87	Pine Run RD, Farwell;	\$900	
1762	<b>Parcel ID:</b> 010-746-183-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1183 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Hardwood Trees Association Fees; <b>Summer Tax Due:</b> \$13.22	Pine Run;	\$800	
1763	<b>Parcel ID:</b> 010-746-194-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1194 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. This particular lot features: Location on a corner lot close to an emergency exit. Association Fees; <b>Summer Tax Due:</b> \$13.22	Corner of Pine run and Forest Place, Farwell;	\$1,200	

1764	<p><b>Parcel ID:</b> 011-003-400-25; <b>Legal Description:</b> T18N R4W SEC 3 3878 PINEWOOD DR BEG N00 DEG 05'W ALG E SEC L 1690 FT &amp; S89 DEG 25'W 710 FT FROM SE SEC COR TH S89 DEG 25'W 100 FT TH S00 DEG 05'E 200 FT TH N89 DEG 25'E 100 FT TH N00 DEG 05'W 200 FT TO POB. <b>Comments:</b> This 2 bedroom 1 bathroom, open kitchen living dining floor plan, with vaulted ceilings, linoleum floored mobile single wide home is located in a secluded setting close to Harrison. The home looks to be recently abandon. The property is filled with personal items and unsanitary trash. the building looks to be newer construction and may be able to be cleaned and returned to functioning. Mobile Home; Sanitation Issues And Garbage;</p> <p><b>Summer Tax Due:</b> \$175.67</p>	3878 PINEWOOD HARRISON;	\$2,200	
1765	<p><b>Parcel ID:</b> 013-014-300-05; <b>Legal Description:</b> T17N R6W SEC 14 7890 W LUDINGTON DR BEG S88 DEG 48'00"E ALG S SEC L 562.62 FT &amp; N00 DEG 53'00"E 138.62 FT TO N'LY R/W L OF US-10 FROM SW SEC COR TH ALG N'LY R/W ON 11426.16 FT RADIUS CURVE TO RIGHT HAVING LONG CHORD BEARING N79 DEG 52'40"W 361.69 FT TH N00 DEG 53'00"E 152.45 FT TH S81 DEG 43'00"E 240.00 FT TH N88 DEG 17'00"E 119.12 FT TH N 163.14 FT TH S81 DEG 43'E 420 FT TH S0 53'W 347.24 FT TO N'LY R/W OF US-10 TH ALG R/W ON A 11426.16 FT RADIUS CURVE TO THE RIGHT HAVING A L.C. BEARING OF N81 DEG 50'14"W 419.88 FT BK TO POB. 4.65 AC <b>Comments:</b> This property looks to be originally a home and large red garage with 5 acres of land. The land has road frontage of busy US10. The home looks to have gained an addition latter in its life. The Addition being a roller rink. the Roller rink has since been removed leaving a large cement pad, ladies bath and roller skate rental office. The property could be returned into a home with a unique floor plan or perhaps made into a retail location. The Home on the property sits on a full basement with former wood or coal room. The home is a 2 bedroom 1 bathroom with original hard wood floors, partially completed improvement projects, and a kitchen with very low ceilings. This home will need work any way you plan it. But this still has many good bones left in to and could be turned back to functioning. The large Red garage is a double door and features very high ceilings. the floor is dirt and the doors will need work, but once again the bones are there. Roof Issues;</p> <p><b>Summer Tax Due:</b> \$335.19</p>	7890 W LUDINGTON DR LAKE;	\$5,800	
1766	<p><b>Parcel ID:</b> 013-040-008-00; <b>Legal Description:</b> T17N R6W SEC 6 6343 PATRICIA AVE N 30 FT OF LOTS 8 &amp; 9 ARNOLD GAMBLE SUB. SAID LOTS TO EXTEND TO WATERS EDGE. <b>Comments:</b> 142.9' of Mud Lake water front with home and garage. The 2 bed 2 bath ranch home is set on a tall crawl. An oversized laundry could double as a third bedroom. Currently off the oversized laundry is a full bath and a stairway leading down to the ground level and out to the detached garage, featuring its own bathroom. The home has much roof damage and is leaking, causing mold to form in many places. This house will require a new roof, much mold mitigation, drywall and sub floor work. Due to the added height of the tall crawl, the mud lake views can still be seen through the overgrown shore line. The main living space of the home make the best use of these views with large windows, and a glass door wall opposite the large fireplace. The kitchen opens up to the dining and living rooms. This is the one. The home is set back on the lot, allowing maximum room for back yard, lakeside, BBQs and corn hole tournaments. And when your guest, kids or grandchildren "got to go" after a day of playing on the lake, just point them in the direction of the garage's bathroom and keep the sand out of the house. Personal Property;</p> <p>Roof Issues; Mold;</p> <p><b>Summer Tax Due:</b> \$439.87</p>	6343 PATRICIA AVE LAKE;	\$6,800	

1767	<b>Parcel ID:</b> 013-070-067-00; <b>Legal Description:</b> T17N R6W SEC 22 9850 MAPLE DR LOT 67 BIRCHWOOD SUB. <b>Comments:</b> This property looks to be the former location of a mobile home. The power has since been stripped. The lot is mostly cleared and hold water well. <b>Summer Tax Due:</b> \$17.61	9850 MAPLE DR LAKE;	\$750	
1768	<b>Parcel ID:</b> 013-310-021-01; <b>Legal Description:</b> T17N R6W SEC 15 8809 SCOTTY DR LOT 21 & E 1/2 OF LOT 22 LITTLE VENICE SUB. FROM 021-00 & 022-00 2004 SPLIT/COMB <b>Comments:</b> This occupied mobile home is set high on a sloping lot. It features an addition off the back with large picture windows making the most of the river views. to the front of the mobile is a pole barn construction garage. This property is occupied please do not disturb. Occupied; Mobile Home; <b>Summer Tax Due:</b> \$164.90	8809 SCOTTY DR LAKE;	\$1,300	
1769	<b>Parcel ID:</b> 013-340-001-00; <b>Legal Description:</b> T17N R6W SEC 21 1595 LONE PINE DR LOT 1 PLA-LAND SUPERVISORS PLAT OF. <b>Comments:</b> This compact home is efficient in its open concept, and contemporary design. It is newer in construction, and looks to have had a large deck addition added after the initial construction. The porch is covered, making this a great spot to enjoy a cup of Joe wail waiting out a light summer's rain. Both bedrooms and the bathroom are all efficient in size. The water heater is located in one of the bedrooms and is also efficient in size. The "L" shaped kitchen could benefit from a temporary island. The home is fairly dirty and will most like need new floor coverings. All in all, a good little efficient home for someone who is willing and wanting to roll up their sleeves. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$202.24	1595 LONE PINE DR LAKE;	\$2,400	
1770	<b>Parcel ID:</b> 013-380-007-01; <b>Legal Description:</b> T17N R6W SEC 22 . LOTS 7 & 9 PETERSONS RESORT #2. FROM 007-00 & 009-00 2003 COMBINE <b>Comments:</b> Massive overhead doors appear large enough to handle the entry of a RV or Semi with Trailer. This Pole barn construction building is huge and occupies the majority of the first of its two lots. The ceilings are towering and one section is vaulted allowing for even more head room. The building had its electrical panel removed and looks to most currently have been used for antique sales. If storing your Zeppelin inside isn't your thing, the second lot allows for ample outdoor parking space. This building is located neighboring weekend cottages and year-round homes. Personal Property; <b>Summer Tax Due:</b> \$344.82	Woodland Drive;	\$5,400	
1771	<b>Parcel ID:</b> 014-300-024-00; <b>Legal Description:</b> T17N R5W SEC 6 6131 HICKS DR LOT 24 HILL HAVEN NO 1. <b>Comments:</b> This property looks to be the former location of a mobile home. Left behind after is much debris and a cement slab. Great for the making of a patio. The drive looks to have washing out problems and may need some adjusting. Mobile Home Pad; <b>Summer Tax Due:</b> \$109.21	6131 HICKS DR LAKE;	\$3,000	
1772	<b>Parcel ID:</b> 014-340-123-00; <b>Legal Description:</b> T17N R5W SEC 6 . LOT 123 HILL HAVEN NO 3. <b>Comments:</b> Property is cleared, and looks to be currently maintained by the neighboring property owner. The lot also features some mature trees. <b>Summer Tax Due:</b> \$27.39	Beech Drive, Lake MI;	\$1,000	
1773	<b>Parcel ID:</b> 014-360-147-00; <b>Legal Description:</b> T17N R5W SEC 6 5272 SUMMIT CT LOT 147 HILL HAVEN NO 4. <b>Comments:</b> This Lot is triangular in shape and rises up sharply from a swamp. A steep hillside and wet thicket best describe its features. The lot is located walking distance from Half Moon Lake. Terrain Challenged; Swamp Lot; <b>Summer Tax Due:</b> \$50.79	5272 SUMMIT CT LAKE;	\$1,300	

1774	<b>Parcel ID:</b> 014-380-169-00; <b>Legal Description:</b> T17N R5W SEC 6 4959 HALF MOON TRAIL LOT 169 HILL HAVEN NO 5. <b>Comments:</b> This older cabin looks to have been renovated with a limited budget. Some of the work looks to be improperly preformed. However the financial limitations, the renovator looks to had a good eye. When approaching the cabin it looks to be a small size, but once inside, the vaulted and tray ceilings really open up the space. This cabin has 2 bedrooms and 1 bathroom. The electric supply looks to have been damaged by a falling tree. The tree has since been removed. The building will need plenty of work. The home has had a partial update with Windows and vinyl siding. This cabin is small enough that a more detailed renovation may be an option still within a smaller budget. Harvesting; Incomplete Construction; Personal Property; <b>Summer Tax Due:</b> \$107.66	4959 HALF MOON TRAIL LAKE;	\$2,300	
1775	<b>Parcel ID:</b> 014-660-004-00; <b>Legal Description:</b> T17N R5W SEC 18 LOT 4 SMEDLEY'S "HILLSIDE REST". <b>Comments:</b> This older 1 bed 1 bath cabin has roof issues and low ceilings. the foundation is shifting and there is many slumps in the floor. The bathroom looks to be mostly "gutted." In the main living area is a small kitchenette. This building will require plenty of work. This property also features an approximate 10' wide strip of land that the neighbor looks to be using for parking. Incomplete Construction; Roof Issues; Mold; Terrain Challenged; <b>Summer Tax Due:</b> \$97.07	We-E Lake Road;	\$2,400	
1776	<b>Parcel ID:</b> 015-031-100-07; <b>Legal Description:</b> T17N R4W SEC 31 11304 WILLOW RD COM AT PT 10 RDS W OF SE COR OF N FRL 1/2 OF NW 1/4 TH W 10 RDS TH N 16 RDS TH E 10 RDS TH S 16 RDS TO POB. A 1 <b>Comments:</b> This older cabin looks to have been cared for. The former owner looks to recently updated some of the windows, wrapped the house in grey vinyl siding, and put on a new room. Unfortunately a tree fell on the section of roof over the front living room and back bedroom, causing some structural issues and water damage from rain. This may still be able to be saved if the right work and budget is applied to this renovation project. The home is 2 bedrooms and a single bathroom floor plan with utility room between the house and garage. in the garage the original siding is visible. The kitchen looks to have been a custom design and execution. Roof Issues; <b>Summer Tax Due:</b> \$260.62	11304 WILLOW RD FARWELL;	\$3,000	
1777	<b>Parcel ID:</b> 015-032-100-22; <b>Legal Description:</b> T17N R4W SEC 32 1474 COLUMBUS DR BEG S00 DEG 03'W 574 FT & S89 DEG 35'W 200 FT FROM N 1/4 SEC COR TH S70 DEG 56'40"W 100.55 FT TH S11 DEG 20'W 90.15 FT TH S44 DEG 07'20"W 48.86 FT TO N BANK OF S BRANCH OF TOBACCO RIVER TH TO A PT THAT BEARS S77 DEG 54'30"E ALG SHORE L OF SAID RIVER 149.94 FT TH N00 DEG 03'E 187.70 FT TO POB. <b>Comments:</b> Almost 150 feet of beautiful tobacco river front. the home is a mid century ranch with full basement apartment walkout. plenty of windows facing the babbling river and its slight rapids. The home has a second level deck giving a high vantage overlooking river, and a separate lower platform for a closer view. The home upstairs is 2 bed 1 bath and downstairs is an additional 2 more bedrooms and single bath. There is a kitchenette to the back of the apartment, and a separate entrance. The upstairs kitchen is much larger than the lower, located close to the office cubby and garage. The Living roof affords wonderful views of the river as well as the large brick fireplace. This is not the only fireplace in the home, the lower apartment has its own as well. Home looks to have suffered from a roof leak in the breeze way, and a broken pipe in the upstairs bath. Causing mold and damage upstairs to the bath and bedroom, but also much larger damage to the lower apartment. This home will require lots of work but with the right know-how potentially could be saved. Personal Property; Freeze Damage; Mold; <b>Summer Tax Due:</b> \$578.56	1474 COLUMBUS DR FARWELL;	\$8,800	



1778	<b>Parcel ID:</b> 041-627-004-80; <b>Legal Description:</b> T17N R5W SEC 25 . PARCEL E OF LOT 4 BLK E LITTLEFIELDS ADD OR DESC AS THE S 80 FT OF E 188 FT. <b>Comments:</b> This property sits behind a neighbor hood with rental homes. The property can be described as land locked and wooded as well. No Road Access; <b>Summer Tax Due:</b> \$31.37	Off Spider near Farwell;	\$800	
1779	<b>Parcel ID:</b> 070-100-013-00; <b>Legal Description:</b> T19N R4W SEC 28 . LOT 13 ALPINE VILLAGE. <b>Comments:</b> This property is a vacant lot with a wooded thicket. It sits between 2875 Dean St and 2855 Dean Street. This is a nice Neighborhood <b>Summer Tax Due:</b> \$74.32	HARRISON;	\$1,100	
1780	<b>Parcel ID:</b> 070-390-006-02; <b>Legal Description:</b> T19N R4W SEC 21 607 LONE PINE S 1/2 LOT 6 MCKENNA'S ADD CITY OF HARRISON. <b>Comments:</b> This home suffers from roof and animal damage. The home is located in a neighborhood in Harrison. It features 2 Bedrooms and 1 Bathroom, as well as a open living concept. The home is older and sitting at the bottom of a steep drive. Because of the grade and the home setting on a slab foundation, the home may suffer from seasonal flooding during snow melts and rains. Also see Auction lots 1782 and 1781 Personal Property; Roof Issues; Mold; Animal Damaged; <b>Summer Tax Due:</b> \$238.04	607 LONE PINE DR HARRISON;	\$2,800	
1781	<b>Parcel ID:</b> 070-390-008-02; <b>Legal Description:</b> T19N R4W SEC 21 600 LONE PINE DR S 1/2 LOT 8 MCKENNA'S ADD CITY OF HARRISON. <b>Comments:</b> This 2 room cabin does not have a bathroom, and the second room is suffering from severe roof damage. The interior the home has had many critters visit over the years. This house is small enough that a renovation of turning it into a club house or storage building may not costs too much. Animal Damaged; Roof Issues; <b>Summer Tax Due:</b> \$194.17	600 LONE PINE DR HARRISON;	\$3,900	
1782	<b>Parcel ID:</b> 070-390-010-02; <b>Legal Description:</b> T19N R4W SEC 21 610 LONE PINE DR S 1/2 LOT 10 MCKENNA'S ADD CITY OF HARRISON. <b>Comments:</b> This older cabin has been gutted and cleared, the interior walls removed, and a large beam put in place. The outside is well protected with newer vinyl and a newer metal roof. The electric has been ripped out of this house in half hazard fashion and is missing the main breaker. This house is ready for whatever layout you can imagine within its 4 walls. The foundation slab is cracked. some of the windows have be updated with more efficient better quality windows. No bathroom or plumbing. <b>Summer Tax Due:</b> \$210.98	610 LONE PINE DR HARRISON;	\$2,800	
1783	<b>Parcel ID:</b> 070-837-001-01; <b>Legal Description:</b> T19N R4W SEC 21 600 N FIRST LOTS 1 & 2 & S 11 FT OF LOT 3 BLK 37 ALSO BEG AT SE COR OF LOT 1 BLK 37 TH N26 DEG W 111 FT TH N64 DEG E 1 FT TH S26 DEG E 111 FT TH S64 DEG W 1 FT TO POB WILSON'S 3RD ADD CITY OF HARRISON. <b>Comments:</b> Located between a chain fast food store and closed dry cleaner. This property sits on the corner of First and Cherry street. First is Harrison's main through way. The lot is 111' X 96'. <b>Summer Tax Due:</b> \$253.94	600 N FIRST ST HARRISON;	\$9,400	
1784	<b>Parcel ID:</b> 003-500-046-00; <b>Legal Description:</b> T20N R4W SEC 27 7900 JACKS RD LOT 46 SUPERVISORS PLAT OF PARKER'S SUB. FROM 001-10 1-99 <b>Summer Tax Due:</b> TBA		\$250	

1785	<b>Parcel ID:</b> 010-660-004-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 4 WHITE BIRCH LAKES OF CLARE #1. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1786	<b>Parcel ID:</b> 010-700-385-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 385 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1787	<b>Parcel ID:</b> 010-700-431-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 431 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1788	<b>Parcel ID:</b> 010-700-509-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 509 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1789	<b>Parcel ID:</b> 010-700-535-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 535 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1790	<b>Parcel ID:</b> 010-700-567-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 567 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1791	<b>Parcel ID:</b> 010-700-574-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 574 WHITE BIRCH LAKES OF CLARE #3. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	

1792	<b>Parcel ID:</b> 010-720-713-00; <b>Legal Description:</b> T18N R5W SEC 26-35. LOT 713 WHITE BIRCH LAKES OF CLARE #4. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1793	<b>Parcel ID:</b> 010-740-776-00; <b>Legal Description:</b> T18N R5W SEC 27-34-35. LOT 776 WHITE BIRCH LAKES OF CLARE #5. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1794	<b>Parcel ID:</b> 010-740-879-00; <b>Legal Description:</b> T18N R5W SEC 27-34-35. LOT 879 WHITE BIRCH LAKES OF CLARE #5. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1795	<b>Parcel ID:</b> 010-746-009-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1009 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1796	<b>Parcel ID:</b> 010-746-035-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1035 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1797	<b>Parcel ID:</b> 010-746-159-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1159 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
1798	<b>Parcel ID:</b> 010-746-160-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1160 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	

1799	<b>Parcel ID:</b> 010-746-189-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1189 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6825	<b>Parcel ID:</b> 010-746-190-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1190 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6826	<b>Parcel ID:</b> 010-746-191-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1191 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6827	<b>Parcel ID:</b> 010-746-192-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1192 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6828	<b>Parcel ID:</b> 010-746-195-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1195 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6829	<b>Parcel ID:</b> 010-746-199-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1199 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6830	<b>Parcel ID:</b> 010-746-203-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1203 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	

6831	<b>Parcel ID:</b> 010-746-213-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1213 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6832	<b>Parcel ID:</b> 010-746-217-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1217 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6833	<b>Parcel ID:</b> 010-746-295-00; <b>Legal Description:</b> T18N R5W SEC 27. LOT 1295 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> TBA		\$150	
6834	<b>Parcel ID:</b> 014-015-300-01; <b>Legal Description:</b> T17N R5W SEC 15. W 1/2 OF NW 1/4 OF SW 1/4 N OF M-115 R/W EXC COM AT W 1/4 SEC COR TH S01 DEG 20' 56W 63.98 FT ALG W SEC L TH S48 DEG 29' 45E 847.73 FT ALG CL OF M-115 TH N01 DEG 08'47E 98.42 FT ALG E L OF W 1/2 OF W 1/2 OF SW 1/4 FOR POB TH N48 DEG 29' 45W 150 FT ALG NE'LY R/W OF M 115 TH N41 DEG 30'15E 150 FT TH S48 DEG 29'45 E 22.53 FT TH S01 DEG 08'47W 196.85 FT ALG E L OF W 1/2 OF W 1/2 OF SW 1/4 TO POB & EXC NEW US-10 R/W. <b>Summer Tax Due:</b> TBA		\$250	
6835	<b>Parcel ID:</b> 015-140-038-00; <b>Legal Description:</b> T17N R4W SEC 30. LOT 38 FAIRVIEW HEIGHTS. <b>Summer Tax Due:</b> TBA		\$250	
6836	<b>Parcel ID:</b> 070-780-338-01; <b>Legal Description:</b> T19N R4W SEC 21. LOTS 338 & 339 WEATHERHEAD HUGHES SUB NO 2 CITY OF HARRISON. <b>Summer Tax Due:</b> TBA		\$250	

# Gladwin County

Lot #	Lot Information	Address	Min. Bid	Sold For
6750	<b>Parcel ID:</b> 010-008-100-002-01; <b>Legal Description:</b> SEC 8 17 2W W 1/2 OF W 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 <b>Comments:</b> 10 acres with house and pond <b>Summer Tax Due:</b> \$338.82	5231 W. LANG RD;	\$10,000	
6751	<b>Parcel ID:</b> 030-040-000-106-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 106 EXC S 125FT THEREOF <b>Summer Tax Due:</b> \$461.43	3936 JONES RD;	\$10,500	
6752	<b>Parcel ID:</b> 030-040-000-129-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOTS 129-130 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$179.77	1375 ESTEY RD;	\$7,800	
6753	<b>Parcel ID:</b> 030-040-000-139-00 ; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 139 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$56.08	1425 ESTEY RD;	\$3,100	
6754	<b>Parcel ID:</b> 030-040-000-140-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 140 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$88.68	1431 ESTEY RD;	\$6,000	
6755	<b>Parcel ID:</b> 030-045-000-071-10; <b>Legal Description:</b> 17 1E ALL-BRIGHT ACRES NO 1 LOTS 71 & 72 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$37.95	3883 BIRCHWOOD RD;	\$5,800	
6757	<b>Parcel ID:</b> 030-070-000-082-00; <b>Legal Description:</b> 17 1E APPLE-BLOSSOM SUB LOT 82 ASSESSOR'S PLAT OF <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$324.65	3964 SHORKEY RD;	\$7,400	
6758	<b>Parcel ID:</b> 030-107-000-038-00; <b>Legal Description:</b> 171E GRANTS SUB ASSESSORS PLAT OF LOT 38 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$371.81	4209 GRANT RD;	\$7,600	
6759	<b>Parcel ID:</b> 030-115-010-021-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 21 & 51 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$53.06	1122 FRANK ST;	\$4,200	
6760	<b>Parcel ID:</b> 030-115-014-008-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 8 & 28 & 29 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$81.90	1091 FRANK ST;	\$3,400	
6762	<b>Parcel ID:</b> 030-140-009-007-00; <b>Legal Description:</b> 17 1E LAKELANDS SHORES SUB BLK 9 LOT 7 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$32.97	1132 PINE TREE;	\$4,500	
6763	<b>Parcel ID:</b> 030-140-012-010-00; <b>Legal Description:</b> 17 1E LAKELANDS SHORES SUB BLK 12 LOT 10 & E 1/2 OF LOT 11 <b>Comments:</b> SEWER ASSEMENT <b>Summer Tax Due:</b> \$230.88	1140 E. WALNUT;	\$6,400	
6765	<b>Parcel ID:</b> 040-131-013-003-00; <b>Legal Description:</b> 20 2E WILDWOOD SHORES SUB NO 2 BLK 13 LOTS 3-7-8- 11 <b>Comments:</b> Vacant Land <b>Summer Tax Due:</b> \$126.93	4449 OAK St;	\$2,100	
6769	<b>Parcel ID:</b> 060-055-000-136-00; <b>Legal Description:</b> 20 1W BERKSHIRE REALM SUB LOT 136 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$74.72	CUMBERLAND CIRCLE;	\$1,200	

6770	<b>Parcel ID:</b> 060-080-000-074-00; <b>Legal Description:</b> 20 1W FAIRFIELD REALM SUB LOT 74 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	FAIRFIELD WAY;	\$1,400	
6771	<b>Parcel ID:</b> 060-080-000-099-00; <b>Legal Description:</b> 20 1W FAIRFIELD REALM SUB LOT 99 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	DUNDEE DRIVE;	\$900	
6772	<b>Parcel ID:</b> 060-080-000-100-00; <b>Legal Description:</b> 20 1W FAIRFIELD REALM SUB LOT 100 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$21.87	DUNDEE DRIVE;	\$3,300	
6773	<b>Parcel ID:</b> 060-085-000-056-00; <b>Legal Description:</b> 20 1W HAMILTON REALM SUB LOT 56 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$50.56	CAMBRIDGE LN;	\$1,000	
6774	<b>Parcel ID:</b> 060-091-000-274-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 274 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	BYE WAY;	\$900	
6775	<b>Parcel ID:</b> 060-091-000-294-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 294 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	TRACK IRON TRAIL;	\$900	
6776	<b>Parcel ID:</b> 060-091-000-386-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 386 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	BYE WAY;	\$900	
6777	<b>Parcel ID:</b> 060-091-000-409-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 409 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	BUNKERHILL CT;	\$950	
6778	<b>Parcel ID:</b> 060-091-000-470-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 470 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	HIGHLANDER WAY;	\$1,800	
6779	<b>Parcel ID:</b> 060-110-000-131-00; <b>Legal Description:</b> 20 1W HUNTINGTON REALM SUB LOT 131 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$40.23	HUNTINGTON WAY;	\$850	
6780	<b>Parcel ID:</b> 060-130-000-165-00; <b>Legal Description:</b> 20 1W KINGS REALM SUB LOT 165 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$70.62	KING HENRY CIRCLE;	\$1,100	
6781	<b>Parcel ID:</b> 060-180-000-030-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 30 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$47.90	KNIGHTS WAY;	\$1,000	
6782	<b>Parcel ID:</b> 060-180-000-211-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 211 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$47.90	ROBINHOOD WAY;	\$900	

6783	<b>Parcel ID:</b> 060-180-000-242-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 242 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$71.24	SIR RICHARDS WAY;	\$950	
6784	<b>Parcel ID:</b> 060-180-000-265-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 265 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$65.56	5078 ROBINDALE WAY VACANT LOT has sewer conn;	\$4,300	
6785	<b>Parcel ID:</b> 060-200-000-006-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 6 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$30.70	COLCHESTER WAY VACANT LOT;	\$1,200	
6786	<b>Parcel ID:</b> 060-200-000-019-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 19 <b>Comments:</b> VACANT LAND HAS SEWER CONNECTION PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$79.84	COLCHESTER WAY VACANT LOT sewer co;	\$3,600	
6789	<b>Parcel ID:</b> 060-200-000-126-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 126 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$58.18	COLCHESTER WAY VACANT LOT;	\$1,100	
6790	<b>Parcel ID:</b> 060-200-000-216-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 216 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$54.76	DORCHESTER WAY;	\$950	
6791	<b>Parcel ID:</b> 060-200-000-258-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 258 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$54.76	WINCHESTER WAY;	\$950	
6792	<b>Parcel ID:</b> 060-200-000-292-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 292 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$54.76	ARMCHESTER CT;	\$1,100	
6793	<b>Parcel ID:</b> 060-200-000-293-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 77 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$54.76	ARMCHESTER CT;	\$900	
6794	<b>Parcel ID:</b> 060-325-000-010-00; <b>Legal Description:</b> 20 1W CASTLEVIEW CONDOMINIUM UNIT 10 <b>Comments:</b> VACANT LAND PROPERTY OWNERS ASSOCIATION DUES <b>Summer Tax Due:</b> \$85.98	CASTLEVIEW DR;	\$2,300	
6796	<b>Parcel ID:</b> 070-065-000-001-00; <b>Legal Description:</b> 20 1E SUPVS PLAT OF BENSCH SUB PART OF LOT 1- S 165FT EXC W 118FT THEREOF <b>Comments:</b> 0.550 acres <b>Summer Tax Due:</b> \$86.77	5455 BENSCH RD;	\$2,300	



6797	<b>Parcel ID:</b> 070-180-000-002-01; <b>Legal Description:</b> 20 1E SUPVS PLAT OF PATTERSONS SUB PART OF LOT 2-COM NE COR OF ADELINE ST SD SUB TH E 113FT TH SWLY TO NE COR LOT 3 SD SUB TH W ALONG N LINE SD LOT 3 91FT 9IN TH N ALONG W SD OF LOT 2 137FT 4IN TO POB ALSO N 20FT OF LOT 3 PARALLEL WITH N LINE OF SD LOT 3 <b>Comments:</b> County will demo <b>Summer Tax Due:</b> \$103.76	487 ADELINE ST;	\$2,700	
6798	<b>Parcel ID:</b> 080-035-400-005-00; <b>Legal Description:</b> SEC 35 19 1W W 1/2 OF E 1/2 OF SE 1/4 <b>Comments:</b> 40.0 ACRES CABIN <b>Summer Tax Due:</b> \$695.47	WEBER RD;	\$3,100	
6799	<b>Parcel ID:</b> 100-035-100-002-00; <b>Legal Description:</b> SEC35 18 2W PART OF NE 1/4 OF NE 1/4 - COM 65FT W & 33FT S OF NE COR OF SD DESC TH W 100FT TH S 130FT TH E 100FT TH N 130FT TO POB <b>Comments:</b> Vacant Land <b>Summer Tax Due:</b> \$16.01	HOWARD RD;	\$800	
6803	<b>Parcel ID:</b> 110-151-000-032-00; <b>Legal Description:</b> 18 1E HARRISON LANDING NO 2 LOTS 32-33-34 <b>Summer Tax Due:</b> \$826.38	2500 S HAY RD;	\$5,400	
6808	<b>Parcel ID:</b> 110-430-014-011-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE ANNEX SUB BLK 14 LOT 11 <b>Summer Tax Due:</b> \$9.48	HEMLOCK ST;	\$700	
6810	<b>Parcel ID:</b> 120-018-201-002-00; <b>Legal Description:</b> SEC 18 29 2W PART OF NE 1/4 OF NW 1/4 BEG N 88DEG 24MIN 40SEC W ALONG N SEC LINE 164.38FT FROM N 1/4 COR OF SEC TH CONT N 88DEG 24MIN 40SEC W 247.62FT TH S 0DEG 32MIN 44SEC E 120FT TH S 88DEG 24MIN 40 SEC E 112FT TH S 0DEG 32MIN 44SEC E 145FT TH S 88 DEG 24MIN 40SEC E 135.62FT TH N 0DEG 32MIN 44SEC W 265FT TO POB <b>Comments:</b> Trailer <b>Summer Tax Due:</b> \$254.82	5729 EATON RD;	\$2,900	
6812	<b>Parcel ID:</b> 120-028-400-007-01; <b>Legal Description:</b> SEC 28 19 2W PART OF SW 1/4 OF SE 1/4 BEG AT S 1/4 COR OF SEC TH N 0DEG 17MIN 30SEC E ALONG N-S 1/4 LINE 1327.77FT TO S 1/8 LINE TH N 89DEG 27MIN 10 SEC E 335FT TH S 0DEG 17MIN 30SEC W 1265.59FT TO PT ON N LINE OF ANGLERS LANE OF NORTHSIDE PLAT NO 1 THAT LIES S 89DEG 5MIN W 8.06FT FROM CONCRETE MONUMENT AT NE COR OF TURNAROUND OF SD ANGLERS LANE TH ALONG SD LANE S 89DEG 5MIN W 57.94FT TH S 0DEG 55MIN E 60FT TO S SEC LINE TH S 89DEG 5MIN W 278.35FT TO POB <b>Comments:</b> 10.01 acres with house <b>Summer Tax Due:</b> \$1,792.34	4952 ANGLERS LANE;	\$7,900	
6813	<b>Parcel ID:</b> 130-023-100-003-00; <b>Legal Description:</b> SEC 23 19 1E PARCEL COM 16 RDS W OF NE COR OF SEC TH S 10 RDS TH W 16 RDS TH N 10 RDS TH E 16RDS TO POB <b>Comments:</b> house <b>Summer Tax Due:</b> \$471.48	1464 SECORD DAM RD;	\$3,600	
6814	<b>Parcel ID:</b> 130-170-007-001-00; <b>Legal Description:</b> 19 1E SMALLWOOD SHORES SUB BLK 7 LOTS 1-2-7 EXC SLY 18FT OF LOT 7 AS REC IN L419-P511 <b>Summer Tax Due:</b> \$128.23	1409 RECREATION DR;	\$2,000	
6815	<b>Parcel ID:</b> 130-170-007-008-00; <b>Legal Description:</b> 19 1E SMALLWOOD SHORES SUB BLK 7 LOTS 8 TO 13 INCL <b>Summer Tax Due:</b> \$84.36	MAPLE & ASH ST;	\$1,400	
6816	<b>Parcel ID:</b> 140-018-400-004-01; <b>Legal Description:</b> SEC 18 20 2W S 165FT OF S 1/2 OF SE 1/4 OF SE 1/4 <b>Comments:</b> commerical building <b>Summer Tax Due:</b> \$307.34	ADAMS RD;	\$5,500	

6820	<b>Parcel ID:</b> 150-017-100-005-00; <b>Legal Description:</b> SEC 17 17 1W COM 15 RDS N OF SW COR OF SW 1/4 OF NE 1/4 TH N 10 RDS TH E 10 RDS TH S 10 RDS TH W 10 RDS TO POB <b>Comments:</b> HOUSE <b>Summer Tax Due:</b> \$709.91	4267 RAYMOND RD;	\$4,900	
6821	<b>Parcel ID:</b> 150-027-400-001-01; <b>Legal Description:</b> SEC 27 17 1W THAT PART OF NE 1/4 OF NE 1/4 OF SE 1/4 BEG S 0DEG 38MIN W ALONG E SEC LINE 382FT FROM E 1/4 COR OF SEC TH CONT S 0DEG 38MIN W 212.5 FT TH N 89DEG 48MIN W 372.13 FT TH N 0DEG 38MIN E 212.50FT TH S 89DEG 48MIN E 372.13FT TO POB <b>Comments:</b> HOUSE <b>Summer Tax Due:</b> \$460.48	5294 FLOCK RD;	\$3,900	



# DEED INFORMATION

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

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

## ***Bidder Information***

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

## ***Deed Information***

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

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

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

**Additional Party 1** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

**Additional Party 2** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

**Additional Party 3** (if applicable)

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

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

Marital Status: (check box *if applicable*)

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

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

A Corporation       Limited Liability Company       A Trust

A Partnership

## Tenancy

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

Check One Box Below:

**TENANTS IN COMMON**

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

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

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

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

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

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

## SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

# Property Transfer Affidavit

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

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

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name	
		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

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

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

## EXEMPTIONS

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

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

## CERTIFICATION

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

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



## **Instructions:**

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

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

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

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

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

## **Excerpts from Michigan Compiled Laws (MCL), Chapter 211**

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

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

## **Penalties:**

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

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