

# Public Land Auction

Northern Bay Area

*August 23rd, 2017*

Arenac, Iosco, and Ogemaw Counties



***Location:***

East Tawas Community Center  
760 Newman St., East Tawas, MI  
48730

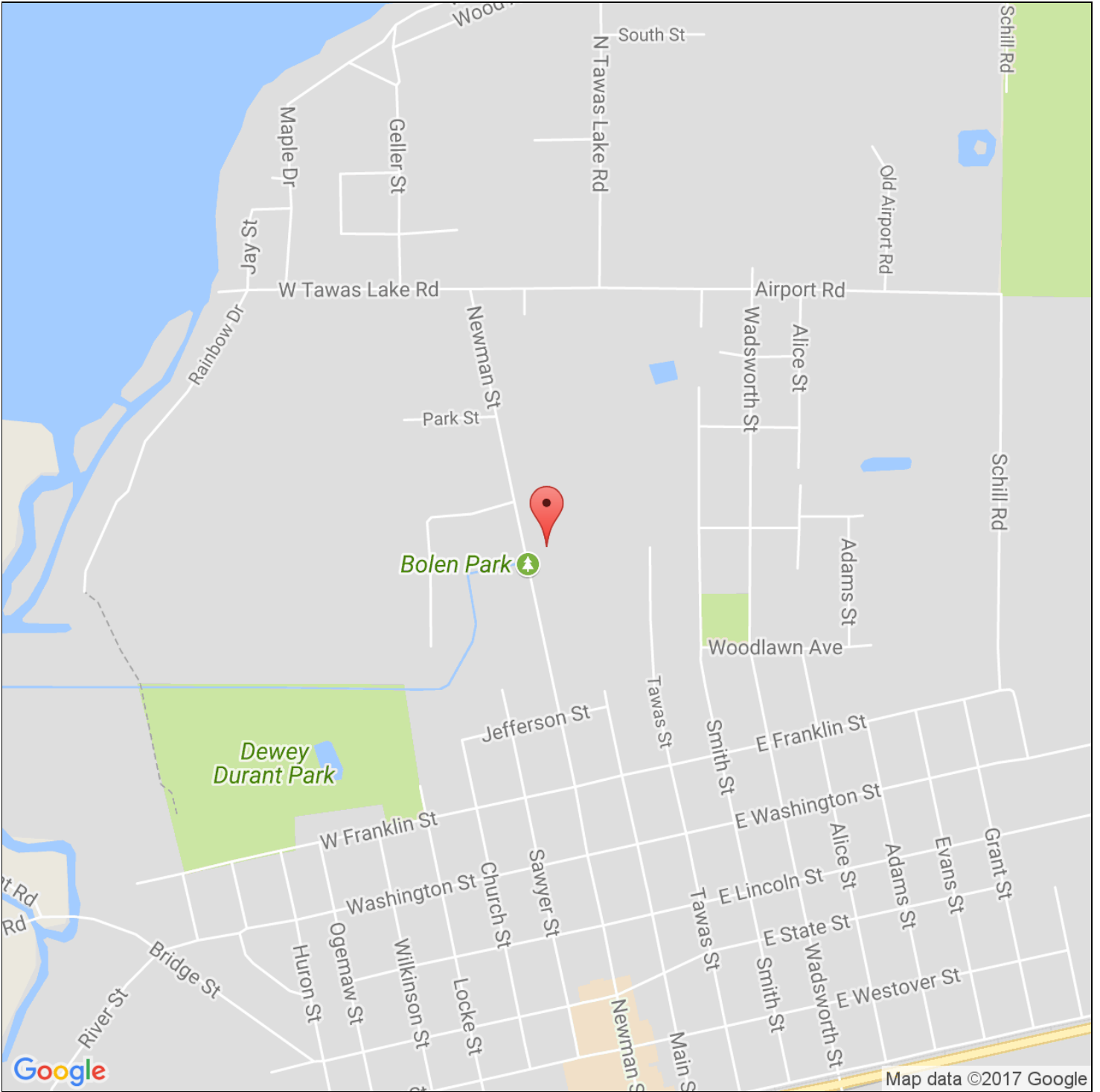
***Time:***

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

East Tawas Community Center: 760 Newman St., East Tawas, MI 48730





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

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

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

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

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

# Arenac County

Lot #	Lot Information	Address	Min. Bid	Sold For
500	<b>Parcel ID:</b> 003-0-027-100-010-05; <b>Legal Description:</b> T19N R6E SEC 27 S 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 ACRES = 5.00 SPLIT FROM 003-0-027-100-010-00(98) <b>Comments:</b> Lightly wooded 5 acres on Dreyer Road , check it out <b>Summer Tax Due:</b> \$153.07	DREYER RD AUGRES MI;	\$1,300	
501	<b>Parcel ID:</b> 003-0-035-400-011-00; <b>Legal Description:</b> T19N R6E SEC 35 COM AT THE E 1/4 COR, TH S 0DEG 00MIN 30SEC W 1414.35 FT ALNG THE E SEC LINE TO POB TH S 0DEG 00MIN 30SEC W 125.0 FT ALONG E SEC LINE, TH N 89DEG 59MIN 30SEC W 396.35 FT ALNG THE NLY LINE OF BAY RIDGE DRIVE IN THE AU GRES BOAT CLUB ASSOCIATION SUB, TH N 0DEG 00MIN 30SEC E 125.0 FT ALONG E LINE OF OUT LOT C OF SAID SUB, TH S 89DEG 59MIN 30SEC E 396.35 FT AT RT ANGLES TO THE E SEC LINE TO POB SUBJECT TO R/W FOR SANTIAGO ROAD ALNG ELY SIDE THEREOF. ALSO SUBJECT TO EASEMENT & R/W OF RECORD PARCEL A EXC THE W 20 FT THERE OF ACRES = 1.14 <b>Comments:</b> What a find , canal frontage out to the bay. 1980's built salt box which is move in ready. Man cave 2 car detached garage. Right across the street from the bay. Bring your boat and man toys and enjoy, wifye will enjoy also . <b>Summer Tax Due:</b> \$362.33	2465 BAY RIDGE DR;	\$4,300	
502	<b>Parcel ID:</b> 003-2-B50-000-054-00; <b>Legal Description:</b> T18N R7E SEC 6 LOT NO 54 BOOTHS PT AU GRES <b>Comments:</b> Low could be a problem with perk and or soils <b>Summer Tax Due:</b> \$109.44	POINT AU GRES RD;	\$1,100	
503	<b>Parcel ID:</b> 004-0-011-100-005-29; <b>Legal Description:</b> T20N R4E SEC 11 PARCEL BEG AT THE N 1/4 COR TH E 730 FT FOR POB TH S 329.53 FT TH E 265.36 FT TH N 328.08 FT TH W 265.36 FT TO POB ACRES = 2.00 2003 DIV FOR 2004 FROM 004-0-011-100-005-00 2008 LLA FOR 2009 ROLL FROM 004-0-011-100-005-04 (09) 2003 SURVEY # 10575 2008 SURVEY # A-10916 <b>Comments:</b> Could be good investment, seems to have good bones. Suffered from deferred maintenance and has issues with some floors not being level. <b>Summer Tax Due:</b> \$260.81	3669 LAGRANT RD, TWINING, MI 48766;	\$3,400	
504	<b>Parcel ID:</b> 007-0-014-200-010-00; <b>Legal Description:</b> T20N R5E SEC 14 A TAR OF LAND COM 330 FT S OF NE COR OF NW 1/4, TH W 660 FT, TH S 330 FT, TH, TH E 224 FT, TH N 200 FT, TH E 436 FT, TH N 130 FT TO POB ACRES = 3.00 <b>Comments:</b> House is beyond feasible return on investment see Sale # 505 for another 1 acre <b>Summer Tax Due:</b> \$66.36	1945 FIRE RD, TWINING, MI 48766;	\$900	
505	<b>Parcel ID:</b> 007-0-014-200-010-05; <b>Legal Description:</b> T20N R5E SEC 14 A PAR OF LAND COM 460 FT S OF NE COR OF NW 1/4 TH W 218 FT, TH S 200 FT, TH E 218 FT, TH N 200 FT TO POB ACRES = 1.00 <b>Comments:</b> See sale # 504, this to the south <b>Summer Tax Due:</b> \$9.99	1945 FIRE RD, TWINING, MI 48766;	\$550	
506	<b>Parcel ID:</b> 007-0-014-400-025-06; <b>Legal Description:</b> T20N R5E SEC 14; COMM AT THE SW COR OF THIS PARCEL: THE S 660 FT OF THE W 1/2 OF THE SW 1/4 THENCE N 330 FT TO THE POB TH CONT N 210 FT TH E 210 FT TH S 210 FT TH W 210 BK TO POB 1.01 AC +/- SPLIT FROM 025-05 (11). <b>Comments:</b> This puppy is gone , no foundation and rotted floors from water damage <b>Summer Tax Due:</b> \$109.02	1546 FIRE RD, TWINING, MI 48766;	\$4,100	

507	<b>Parcel ID:</b> 007-0-014-400-025-10; <b>Legal Description:</b> T20N R5E SEC 14; THE S 660 FT OF THE W 1/2 OF THE SW 1/4 EXC COM AT THE SW COR OF THIS PARCEL THE N 330 FT TO THE POB TH CONTINUING N 210 FT TH E 210 FT TH S 210 FT TH W 210 FT BK TO THE POB. 8.99 ACRES. SPLIT FROM 025-05 (11) <b>Comments:</b> Please respect current occupants <b>Summer Tax Due:</b> \$214.73	734 REISINGER RD, TWINING, MI 48766;	\$2,500	
508	<b>Parcel ID:</b> 007-0-027-200-010-00; <b>Legal Description:</b> T20N R5E SEC 27 PRT OF NE 1/4 OF NW 1/4 BEG 30 RDS W OF NE COR, TH E 216 FT, S 200 FT, W 216 FT, N 200 FT TO POB ACRES = 1.00 <b>Comments:</b> Has abandoned farm house beyond repair <b>Summer Tax Due:</b> \$9.99		\$550	
509	<b>Parcel ID:</b> 007-1-000-000-040-00; <b>Legal Description:</b> BEG 270 FT E OF SW COR OF SE 1/4 OF SE 1/4, SEC 24, TH N 233 FT, E 57 FT, S 233 FT W 57 FT TO POB VILLAGE OF TWINING COMBINED WITH 007-1-000-000-060-00 (05) NEW DESCRIPTION: BEG 33 FT N & 220 FT E OF SW COR OF SE 1/4 OF THE SE 1/4 OF SEC 24 TH N 150 FT TH E 50FT TH S 150FT TH W 50FT TO POB ALSO BEG 270 FT E OF THE SW COR OF SE 1/4 OF SE 1/4 OF SEC 24 TH N 233 FT TH E 57 FT TH S 233 FT TH W 57 FT BK TO POB (11) <b>Comments:</b> 1920s 1.5 Story. Newer roof siding and windows. Inside is rough but has newer mechanicals and needs a deep scrub <b>Summer Tax Due:</b> \$1,478.14	416 MAIN ST, TWINING, MI 48766;	\$7,500	
510	<b>Parcel ID:</b> 008-0-011-200-005-00; <b>Legal Description:</b> T20N R3E SEC 11 N 1/2 OF NW 1/4 ACRES = 80.00 <b>Comments:</b> These do not come along very often, Frontage on 2 roads. SE corner Seder and Lagrant. Lightly wooded possible split. Great hunting camp set up !!!! <b>Summer Tax Due:</b> \$447.43	CORNER OF SEDER AND LAGRANT;	\$7,700	
511	<b>Parcel ID:</b> 008-0-F20-000-022-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 22 FOREST LAKE BLUEBERRY HILLS <b>Comments:</b> Paved road <b>Summer Tax Due:</b> \$11.22		\$550	
512	<b>Parcel ID:</b> 008-0-F20-000-066-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 66 FOREST LAKE BLUEBERRY HILLS <b>Comments:</b> Vacant lot w/trees. See sale # 513 <b>Summer Tax Due:</b> \$12.33	ALGER, MI;	\$600	
513	<b>Parcel ID:</b> 008-0-F20-000-067-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 67 FOREST LAKE BLUEBERRY HILLS <b>Comments:</b> Has all utilities on paved road <b>Summer Tax Due:</b> \$11.22	ALGER, MI;	\$550	
514	<b>Parcel ID:</b> 008-0-F50-000-196-00; <b>Legal Description:</b> T20N R3E SEC 23 LOT 196 FOREST LAKE HEIGHTS SUB. <b>Comments:</b> Good place for a build site <b>Summer Tax Due:</b> \$11.22		\$550	
515	<b>Parcel ID:</b> 008-0-F51-000-377-01; <b>Legal Description:</b> T20N R3E SEC 15 LOTS 377 FOREST LAKE HEIGHTS SUB. #2 <b>Comments:</b> Adjacent to sale # 516 Buy both and have a nice spot in the woods <b>Summer Tax Due:</b> \$11.22		\$600	
516	<b>Parcel ID:</b> 008-0-F51-000-378-00; <b>Legal Description:</b> T20N R3E SEC 15 LOTS 378 FOREST LAKE HEIGHTS SUB. #2 <b>Comments:</b> Adjacent to sale # 515, wooded <b>Summer Tax Due:</b> \$11.22		\$550	
517	<b>Parcel ID:</b> 008-0-F75-000-001-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 1 FOREST LAKE RIVER RIDGE <b>Comments:</b> Paved road, with Natural Gas at road <b>Summer Tax Due:</b> \$11.22		\$550	

518	<b>Parcel ID:</b> 008-0-F80-000-304-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 304 FOREST LAKE SUB. #1 <b>Comments:</b> Paved road <b>Summer Tax Due:</b> \$8.96		\$500	
519	<b>Parcel ID:</b> 009-0-019-300-005-00; <b>Legal Description:</b> T19N R7E SEC 19 N 150 FT. OF LOT 3 ACRES = 6.04 <b>Comments:</b> 6 Acres with access to the bay, Scrub trees and low . Long shotgun parcel <b>Summer Tax Due:</b> \$803.97	MAIN ST AU GRES, MI 48703;	\$4,700	
520	<b>Parcel ID:</b> 009-2-L25-000-053-00; <b>Legal Description:</b> T19N R7E LOTS 53, 54, 55 LAKE HURON VILLAGE ACRES <b>Comments:</b> Right on us 23 just south of township hall, scrub trees could be great building site <b>Summer Tax Due:</b> \$349.64	HURON RD AU GRES, MI 48703;	\$2,300	
521	<b>Parcel ID:</b> 009-2-L26-000-125-00; <b>Legal Description:</b> WLY 14 FT OF LOT 125 LAKE HURON VILLAGE ESTATE #2 <b>Comments:</b> 14' wide strip , not buildable parcel <b>Summer Tax Due:</b> \$22.52	PATRICIA RD AU GRES, MI 48703;	\$500	
522	<b>Parcel ID:</b> 009-2-N20-001-026-00; <b>Legal Description:</b> UNIT 26 NORTHPORT CONDO MARINA SPLIT FROM 009-2-N20-001-024-00 <b>Comments:</b> Clean well kept floating dock system, could be a good investment. Be sure to check Assoc. Fee's. <b>Summer Tax Due:</b> \$33.06	MICHIGAN AVE AU GRES, MI 48703;	\$550	
523	<b>Parcel ID:</b> 009-2-N20-001-095-00; <b>Legal Description:</b> UNIT 95 NORTHPORT CONDO MARINA SPLIT FROM 009-2-N20-001-024-00 <b>Comments:</b> Clean well kept floating dock system, could be a good investment <b>Summer Tax Due:</b> \$33.06	MICHIGAN AVE AU GRES, MI 48703;	\$550	
524	<b>Parcel ID:</b> 009-2-W11-002-027-00; <b>Legal Description:</b> T19N R7E LOTS 27-48-49 BLK 2 WALL. ORR PK. <b>Comments:</b> Close to the bay could be great camping spot 3 lots No road or limited access , frequent flyer <b>Summer Tax Due:</b> \$64.37	1ST ST AU GRES, MI 48703;	\$700	
525	<b>Parcel ID:</b> 009-2-W11-002-047-00; <b>Legal Description:</b> T19N R7E LOT 47 BLK. 2 WALL. ORR PK. <b>Comments:</b> No road or limited access , frequent flyer <b>Summer Tax Due:</b> \$22.52	2ND ST AU GRES, MI 48703;	\$500	
526	<b>Parcel ID:</b> 009-2-W11-007-013-00; <b>Legal Description:</b> T19N R7E LOTS 13-14 BLK. 7 WALL. ORR PK. <b>Comments:</b> No road or limited access <b>Summer Tax Due:</b> \$33.58	7TH ST AU GRES, MI 48703;	\$500	
527	<b>Parcel ID:</b> 010-0-025-200-015-00; <b>Legal Description:</b> T18N R4E SEC 25 PAR OF LAND IN NW 1/4 OF NW 1/4, POB BEING 450 FT E OF NW COR, TH S 252 FT E 100FT, N 252 FT, TH W 100 FT TO POB ACRES = .58 <b>Comments:</b> Rough old single wide beyond repair <b>Summer Tax Due:</b> \$81.21	3457 BORDEAU RD STANDISH, MI 48658;	\$2,200	
528	<b>Parcel ID:</b> 010-1-003-400-035-00; <b>Legal Description:</b> T18N R5E SEC 3 BEG 1335.03 FT E OF SW COR OF SE 1/4 OF SW 1/4 TH N 450 FT FOR POB TH N 150 FT TH E 1459.39 FT TH S 150 FT TH W TO POB ACRES = 4.75 <b>Comments:</b> 4.75 acres north of 3461, Lightly wooded and low lying. Has road frontage access. <b>Summer Tax Due:</b> \$69.17	3461 MAIN STREET STANDISH, MI 48658;	\$1,000	
529	<b>Parcel ID:</b> 010-1-008-100-005-00; <b>Legal Description:</b> T18N R5E SEC 8 PAR OF LAND COM 2 RDS S OF NE COR POST OF SEC 8 TH IN SWLY DIR. BOUNDED BY THE D&M RR. DEPOT GROUNDS FOR 106 FT & 8 INCHES, TH W 100 FT, N 100 FT E TO POB ACRES = .25 <b>Comments:</b> Could be value in the land! <b>Summer Tax Due:</b> \$33.37	2007 PINE RIVER STANDISH, MI 48658;	\$2,100	

530	<b>Parcel ID:</b> 010-2-W10-009-003-00; <b>Legal Description:</b> T18N R4E SEC 12 N 1/2 OF LOT 3 BLK 9 WELLES ADDITION SUB. SPLIT TO-010-2-W10-009-004-00 (95) <b>Comments:</b> End of road east side, could be wetlands <b>Summer Tax Due:</b> \$7.77	PIERSON AVE STANDISH, MI 48658;	\$700	
531	<b>Parcel ID:</b> 012-0-027-300-045-10; <b>Legal Description:</b> T20N R7E SEC 27 S 132 FT OF W 195.5 & E 132 FT OF W 327.5 FT OF S 160 FT OF SW 1/4 OF SW 1/4 ACRES=0.76 SPLIT ON 3/13/2012 WITH 012-0-027-300-050-00 INTO 012-0-027-300-045-10 (12) <b>Comments:</b> This a 3/4 acre parcel at the corner of N Delano Rd and N Hammell Beach Rd. Includes an older home that appears a bit overgrown, and a vacant lot to the east that was combined into the current legal description in 2012. <b>Summer Tax Due:</b> \$340.20	506 HAMMELL BEACH AU GRES, MI 48703;	\$3,100	
532	<b>Parcel ID:</b> 012-2-H13-000-070-00; <b>Legal Description:</b> LOT 70 HAMMELL BEACH HEIGHTS <b>Comments:</b> Large trees drops off to rear <b>Summer Tax Due:</b> \$51.93		\$650	
533	<b>Parcel ID:</b> 012-2-H13-000-071-00; <b>Legal Description:</b> LOT 71 HAMMELL BEACH HEIGHTS SUB <b>Comments:</b> See sale # 532 which is adjacent and buy both, a great get away place <b>Summer Tax Due:</b> \$51.93		\$650	
534	<b>Parcel ID:</b> 012-2-H13-000-075-00; <b>Legal Description:</b> LOTS 75 & 76 HAMMELL BEACH HEIGHTS SUB <b>Comments:</b> See sale # 535 , you could own 3 lots !!! <b>Summer Tax Due:</b> \$154.50		\$1,200	
535	<b>Parcel ID:</b> 012-2-H13-000-077-00; <b>Legal Description:</b> LOT 77-HAMMELL BEACH HTS SUB SPLIT TO 012-2-H13-000-078-00 & 088-00 <b>Comments:</b> See sale Number # 534 <b>Summer Tax Due:</b> \$54.71	RALPH AUGRES, MI 48703;	\$750	
536	<b>Parcel ID:</b> 020-0-034-000-010-10; <b>Legal Description:</b> T19N R6E SEC 24 FROM E 1/4 COR SEC 24, TH N 03DEG 51MIN E 86 FT ALNG E SEC LINE, TH N 86DEG 09MIN W 33 FT TO WLY R/W LINE COUNTY RD FOR POB, TH N 86DEG 09MIN W 125 FT, TH N 03DEG 51MIN E 134 FT, TH S 86DEG 09MIN E 124 FT TO SD WLY R/W LINE OF COUNTY RD, TH S 03DEG 51MIN W 134 FT ALNG WLY R/W LINE TO POB. ALSO INC EASEMENT OVER EXISTING DRIVEWAY RUNNING E & W ALNG N LINE OF SAID PROP. TIFA <b>Comments:</b> Do your research, stinky filthy mess . Condemned by health department <b>Summer Tax Due:</b> \$1,268.68	1736 MAIN ST AU GRES, MI 48703;	\$7,300	
538	<b>Parcel ID:</b> 020-0-H10-000-067-00; <b>Legal Description:</b> UNIT 67 HARBORTOWN CONDOMINIUM MARINA <b>Comments:</b> Good clean Marina , close to town. Check Assoc. Fee's. <b>Summer Tax Due:</b> \$23.80	HARBORTOWN CONDO MAR AU GRES MI 48703;	\$450	
539	<b>Parcel ID:</b> 030-0-015-400-055-00; <b>Legal Description:</b> T19N R5E SEC 15 BEG 742 1/2 FT S OF NE COR OF E 1/2 OF SE 1/4 TH W 264 FT TH S 82 1/2 FT TH E 264 FT TH N 82 1/2 FT TO POB <b>Comments:</b> Just outside of Omer. Wow could be a beauty again 10' ceilings newer basement was a church or some kind of meeting hall . Recently used as a single family dwelling. Needs some TLC but good bones <b>Summer Tax Due:</b> \$513.62	236 STATE RD OMER, MI 48749;	\$5,100	
540	<b>Parcel ID:</b> 040-2-100-000-043-00; <b>Legal Description:</b> LOT 43 ASSESSORS PLAT 1 WAS 040200000039000 <b>Comments:</b> Welcome home to quality craftsmanship from the 50s .Plaster ceilings with borders, original cabinets and birch doors . They dont build them like this anymore. Full basement and attached 2 car garage. Nice lot in Standish <b>Summer Tax Due:</b> \$836.58	314 FOREST ST STANDISH, MI 48658;	\$8,500	

# Iosco County

Lot #	Lot Information	Address	Min. Bid	Sold For
2600	<b>Parcel ID:</b> 021-A10-000-003-00; <b>Legal Description:</b> AUSABLE HEIGHTS LOTS 3 & 4 <b>Comments:</b> Home has newer roof, and some newer windows. Detached 2 car Garage on 2 lots. <b>Summer Tax Due:</b> \$592.63	4535 SUNSET ST OSCODA;	\$3,600	
2601	<b>Parcel ID:</b> 021-A16-000-172-00; <b>Legal Description:</b> AUSABLE-HURON CONDOMINIUM CAMPGROUND UNIT 172 FIRST AMMENDMENT TO MASTER DEED L-341 P-739 , ICCSP NO.5 <b>Comments:</b> Condo Campground unit, do your research. During the hay day of fishing Lake Huron , this was a hot property. Note: Gated entry, no photos. <b>Summer Tax Due:</b> \$127.88	FIGHTING FISH DR OSCODA;	\$1,500	
2602	<b>Parcel ID:</b> 021-L11-009-005-00; <b>Legal Description:</b> PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 5 BLK 9 <b>Comments:</b> Corner would make a great building Lot. <b>Summer Tax Due:</b> \$38.45	SECOND ST OSCODA;	\$850	
2603	<b>Parcel ID:</b> 021-V10-017-001-00; <b>Legal Description:</b> MAP OF AUSABLE AS RECORDED IN LIBER 1, PAGE 2, OF PLATS, IOSCO CO. RECORDS ALL OF BLK 17 <b>Comments:</b> Frequent Flyer, very low and swampy <b>Summer Tax Due:</b> \$11.46	MAYBERRY ST OSCODA;	\$750	
2604	<b>Parcel ID:</b> 021-W10-016-007-00; <b>Legal Description:</b> PLAT OF WHITTEMORES ADDITION TO THE VILLAGE OF AUSABLE LOT 7 BLK P. NOTE: THIS PARCEL'S TAX I.D. NUMBER WAS CHANGED FROM 021-W10-001-007-00 TO MORE ACCURATELY RELECT ITS LOCATION IN THE SUBDIVISION <b>Comments:</b> Corner lot had house at one time, would make a great building lo. <b>Summer Tax Due:</b> \$25.31	THIRD ST OSCODA;	\$750	
2605	<b>Parcel ID:</b> 031-016-200-009-00; <b>Legal Description:</b> T22N R8E SEC 16 THE N 66 FT OF S 262 FT OF FOLLOWING PARCEL OF LAND, PART OF GOVT LOT 2 COM 33 FT E & 24 FT N FROM 1/4 COR COMM TO SECS 16 & 17, TH S 88D 42M 50S E 323.9 FT, TH N 5D 44M W 549.79 FT, TH S 57D W 310.46 FT, TH S 1D 17M 10S W 370.77 FT TO POB <b>Comments:</b> 40's constructed block ranch. Detached 1 car garage. House has some newer windows. Sit in front yard and watch the sunset over the lake . Very deep lot. <b>Summer Tax Due:</b> \$577.35	1284 SCHILL RD;	\$6,200	
2606	<b>Parcel ID:</b> 033-A40-000-038-00; <b>Legal Description:</b> AUSABLE POINT BEACH NO. 7 LOTS 38 & 45 <b>Comments:</b> Frequent Flyer , very low and swampy <b>Summer Tax Due:</b> \$127.20	IRIS ST;	\$1,300	
2607	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 033-H50-000-018-00; <b>Legal Description:</b> HS 18 HURON SHORE SUBDIVISION LOT 18 <b>Comments:</b> Home with gorgeous views and vacant, partially submerged lot behind home. An undeveloped road separates this parcel with the home from the water frontage lot. The view from the bluff for this home is breathtaking at sunrise. Older cottage with newer siding and some windows . Very quiet area . DIAMOND IN THE ROUGH. Vacant lot is 40 X 65 on Lake Huron. Lot size has been diminished by erosion.  (2 of 2) <b>Parcel ID:</b> 033-H51-003-006-00; <b>Legal Description:</b> FIRST ADDITION TO HURON SHORES SUB LOT 6 BLK C <b>Summer Tax Due:</b> \$1,457.13	MEDIA DR;  1562 MEDIA DR;	\$6,900	



2609	<b>Parcel ID:</b> 033-L40-009-018-00; <b>Legal Description:</b> LUBAWAYS SUBDIVISION LOTS 18 & 19 BLK 9 <b>Comments:</b> Frequent Flyer, lightly wooded <b>Summer Tax Due:</b> \$100.87	1551 N US-23;	\$950	
2610	<b>Parcel ID:</b> 033-L40-010-007-00; <b>Legal Description:</b> LUBAWAY'S SUBDIVISION PARCEL A BEG @ NW COR LOT 10 BLK 10 TH S 50D 09M 00S E 239.02 FT TH S 22D 01M 40S W 57.43FT TH N 63D 01M 51S W 182.73 FT TH N 00D 25M 00S E 123.54 FT TO POB BEING PART OF LOTS 7,8,9,10,11, & 12 OF SD SUB SURVEY L-378 P-220 <b>Comments:</b> Frequent Flyer, lightly wooded <b>Summer Tax Due:</b> \$65.73	1551 N US-23;	\$950	
2611	<b>Parcel ID:</b> 040-014-100-002-00; <b>Legal Description:</b> T21N R5E SEC 14 A 3 PRT OF NE 1/4 OF NE 1/4 COM 30 RDS N OF SE COR OF SD 40-A TH N 30 RDS TH W 16RDS TH S 30 RDS TH E 16 RDS TO POB <b>Comments:</b> Very low and swampy . Looks like wetlands <b>Summer Tax Due:</b> \$44.44	TOWERLINE RD WHITTEMORE;	\$1,300	
2612	<b>Parcel ID:</b> 040-022-200-001-00; <b>Legal Description:</b> T21N R5E SEC 22 A-21.32 M/L THAT PART OF E 1/2 OF NW 1/4 LYING N OF LINE COM 370 FT S OF NE COR THEREOF THS 81D 50M W 400 FT TH S 41D 50M W 545 FT TH S 61D 50M W 375 FT TH S 39D 20M W 270 FT TO W LINE OF SD 80-A & COM 370 FT S OF NE COR OF E 1/2 OF NW 1/4 TH S81D 50M W 70 FT TH S 200 FT TH E TO E LINE THEREOF TH N TO POB <b>Comments:</b> House has seen better days, however it has 21 acres with a few out buildings, should be good farmland on a dead end road. Appears to be a mortgage foreclosure. <b>Summer Tax Due:</b> \$251.44	7359 ALABASTER RD WHITTEMORE;	\$4,300	
2613	<b>Parcel ID:</b> 050-019-400-001-30; <b>Legal Description:</b> T22N R6E SEC 19 A-10 M/L PARCEL 3 PT OF N 1/2 OF SE 1/4 COM @ E 1/4 COR OF SD SEC TH S 88D 31M 10S W 666.97 FT TO POB TH S 0D 55M 59S W 1305.29 FT TH N 89D 45M 45S W 336.86 FT TH N 00D 56M E 1295.18 FT TH N 88D 31M 10S E 337.13 FT TO POB SUBJ TO 33 FT WIDE ESMT N & ADJ TO S LN OF SD PAR FOR ING/EGR & PUBLIC UTILITIES OVER & ACROSS SD ESMT <b>Comments:</b> Very few neighbors, is in the middle of trails and bonfires. Bring your 4 wheeler and enjoy! <b>Summer Tax Due:</b> \$423.15	CARPENTER RD WHITTEMORE;	\$9,100	
2614	<b>Parcel ID:</b> 051-S30-000-109-00; <b>Legal Description:</b> PLAT OF SAND LAKE HEIGHTS LOT 109 <b>Comments:</b> Only value is in the land, apx 100' x 61' lot <b>Summer Tax Due:</b> \$96.35	1251 MICHIGAN AVE NATIONAL CITY;	\$1,400	
2615	<b>Parcel ID:</b> 060-022-300-004-00; <b>Legal Description:</b> T24N R6E SEC 22 W 1/2 OF SW 1/4 OF SW 1/4 EXC W 258 FT & WOODKNOLL SUB <b>Comments:</b> Nice area, 9 acres heavily wooded on M-65 <b>Summer Tax Due:</b> \$1,080.77	4450 M-65 OSCODA;	\$5,200	
2616	<b>Parcel ID:</b> 062-020-100-028-00; <b>Legal Description:</b> T24N R8E SEC 20 PART OF W 1/2 OF SW 1/4 OF NE 1/4 COM ON N LN OF SD 20 A 203 FT W OF NE COR THEREOF TH S 50 FT TH W 42 FT TH NW TO A PT ON SD N LN 95 FT W OF POB TH E TO POB PARCEL 13 <b>Comments:</b> Wooded unbuildable parcel <b>Summer Tax Due:</b> \$21.97	BISSONETTE RD OSCODA;	\$800	

2617	<b>Parcel ID:</b> 063-008-400-003-00; <b>Legal Description:</b> T24N R9E SEC 8 PART OF GOVT LOT 5 COM AT NE COR OF SD LOT 5, TH S 0D 26M E 300 FT TO POB, TH CON S 0D 26M E 220 FT, TH S 89D 57M W 587.07 FT, TH N 0D 26M W 81 FT, TH S 89D 57M W 245.78 FT, TH N 0D 32M 50S E 85.72 FT, TH N 80D 39M E 639.10 FT, TH S 0D 26M E 50 FT, TH N 89D 57M E 200 FT TO POB. PART OF PARENT PARCEL SUBJ TO ESMT L230 P502 <b>Comments:</b> Occupied. Has view of the lake. 2 detached garages. Newer roof. Some deferred maintenance. Great location! <b>Summer Tax Due:</b> \$782.81	7070 LOUD DR OSCODA;	\$4,800	
2618	<b>Parcel ID:</b> 063-027-300-004-00; <b>Legal Description:</b> T24N R9E SEC 27 A .6 THAT PART OF SW 1/4 OF SW 1/4 LY N OF VAN ETTAN CREEK ESTATES SUB <b>Comments:</b> Frequent Flyer , irregular sized lot <b>Summer Tax Due:</b> \$15.69	F 41 OSCODA;	\$850	
2619	<b>Parcel ID:</b> 064-C10-000-057-00; <b>Legal Description:</b> CHIPPEWA HEIGHTS SUB LOTS 57 & 58 <b>Comments:</b> Quiet area, nice set up for mobile home, still has pad in place. <b>Summer Tax Due:</b> \$56.53	7111 INDIAN TR OSCODA;	\$850	
2620	<b>Parcel ID:</b> 064-J20-000-025-00; <b>Legal Description:</b> JACKS NO. 2 SUB LOT 25 <b>Comments:</b> Vacant lot close to all the trails and off road activities <b>Summer Tax Due:</b> \$40.81	BISSONETTE RD OSCODA;	\$800	
2621	<b>Parcel ID:</b> 064-L20-000-009-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 9 <b>Comments:</b> Overview of Lakewood Shores Lots, all are wooded, have water, and most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	PHELAN CT OSCODA;	\$700	
2622	<b>Parcel ID:</b> 064-L20-000-174-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 174 <b>Comments:</b> Overview of Lakewood Shores Lots, all are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$53.39	WESTWOOD DR OSCODA;	\$1,100	
2623	<b>Parcel ID:</b> 064-L21-000-245-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 245 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	CRESTWOOD DR OSCODA;	\$700	
2624	<b>Parcel ID:</b> 064-L22-000-285-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 285 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	WESTWOOD DR OSCODA;	\$750	
2625	<b>Parcel ID:</b> 064-L23-000-476-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 476 <b>Comments:</b> Overview of Lakewood Shores Lots All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	BRIAR RIDGE WAY OSCODA;	\$700	

2626	<b>Parcel ID:</b> 064-L23-000-479-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 479 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	BRIAR RIDGE WAY OSCODA;	\$750	
2627	<b>Parcel ID:</b> 064-L25-000-604-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 604 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$50.25	WOODLAWN DR OSCODA;	\$1,100	
2628	<b>Parcel ID:</b> 064-L25-000-619-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 619 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$53.39	WOODLAWN DR OSCODA;	\$950	
2629	<b>Parcel ID:</b> 064-L25-000-651-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 651 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	WOODLAWN DR OSCODA;	\$750	
2630	<b>Parcel ID:</b> 064-L27-000-884-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 884 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	CONIFER TR OSCODA;	\$700	
2631	<b>Parcel ID:</b> 064-L27-000-889-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 889 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	CONIFER TR OSCODA;	\$750	
2632	<b>Parcel ID:</b> 064-L27-000-891-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 891 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permits for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	CONIFER TR OSCODA;	\$700	

2633	<b>Parcel ID:</b> 064-L27-000-928-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 928 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	DEERFIELD WAY OSCODA;	\$750	
2634	<b>Parcel ID:</b> 064-L27-000-954-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 954 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	CONIFER TR OSCODA;	\$700	
2635	<b>Parcel ID:</b> 064-L27-000-973-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 973 & 974 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$12.54	DEERFIELD WAY OSCODA;	\$750	
2636	<b>Parcel ID:</b> 064-L32-000-105-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 2 SUB LOT 105 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$53.84	BIRCH CREST DR OSCODA;	\$1,700	
2637	<b>Parcel ID:</b> 064-L33-000-221-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 3 SUB LOT 221 <b>Comments:</b> Last waterfront buildable lot in area, you have to check this one out! <b>Summer Tax Due:</b> \$504.78	LAKWOOD DR OSCODA;	\$3,000	
2638	<b>Parcel ID:</b> 064-L33-000-296-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 3 SUB LOT 296 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$60.19	LAKWOOD DR OSCODA;	\$1,100	
2639	<b>Parcel ID:</b> 064-L33-000-310-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 3 SUB LOT 310 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$50.66	LAKWOOD DR OSCODA;	\$1,000	
2640	<b>Parcel ID:</b> 064-L36-000-472-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 6 SUB LOT 472 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$61.39	ARROWHEAD DR OSCODA;	\$1,700	

2641	<b>Parcel ID:</b> 064-L37-000-555-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 555 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$22.14	BROOKWOOD TR OSCODA;	\$900	
2642	<b>Parcel ID:</b> 064-L37-000-557-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 557 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.98	BROOKWOOD TR OSCODA;	\$850	
2643	<b>Parcel ID:</b> 064-L37-000-559-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 559 THRU 561 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$47.50	WOODLEA RD OSCODA;	\$1,200	
2644	<b>Parcel ID:</b> 064-L37-000-580-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 580 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.83	BROOKHAVEN DR OSCODA;	\$950	
2645	<b>Parcel ID:</b> 064-L37-000-584-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 584 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$21.97	BROOKHAVEN DR OSCODA;	\$950	
2646	<b>Parcel ID:</b> 064-L37-000-587-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 587 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.83	BROOKHAVEN DR OSCODA;	\$900	
2647	<b>Parcel ID:</b> 064-L37-000-603-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 603 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$45.67	WILLOWBEND RD OSCODA;	\$950	
2648	<b>Parcel ID:</b> 064-L37-000-610-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 610 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$42.16	BRENTWOOD TR OSCODA;	\$950	
2649	<b>Parcel ID:</b> 064-L37-000-631-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOTS 631 TO 633 INCL <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$50.66	BROOKWOOD TR OSCODA;	\$1,300	

2650	<b>Parcel ID:</b> 064-L37-000-642-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 642 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	BIRCHWOOD TR OSCODA;	\$850	
2651	<b>Parcel ID:</b> 064-L37-000-644-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 644 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	BIRCHWOOD TR OSCODA;	\$850	
2652	<b>Parcel ID:</b> 064-L37-000-652-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 652 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.83	BIRCHWOOD TR OSCODA;	\$950	
2653	<b>Parcel ID:</b> 064-L37-000-655-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 655 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	BROOKHAVEN DR OSCODA;	\$850	
2654	<b>Parcel ID:</b> 064-L39-000-817-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 9 SUB LOT 817 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	PINE TREE TR OSCODA;	\$900	
2655	<b>Parcel ID:</b> 064-L40-000-917-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 10 SUB LOT 917 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$12.63	CEDAR BEND TR OSCODA;	\$850	
2656	<b>Parcel ID:</b> 064-L41-000-964-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 964 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.98	CEDARBROOK DR OSCODA;	\$900	
2657	<b>Parcel ID:</b> 064-L41-000-972-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 972 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	CEDARBROOK DR OSCODA;	\$900	
2658	<b>Parcel ID:</b> 064-L41-001-047-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 1047 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$22.14	BRIARWOOD WAY OSCODA;	\$1,100	

2659	<b>Parcel ID:</b> 064-L42-001-070-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1070 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	GREENBRIAR RD OSCODA;	\$750	
2660	<b>Parcel ID:</b> 064-L42-001-108-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1108 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	GREENBRIAR RD OSCODA;	\$700	
2661	<b>Parcel ID:</b> 064-L42-001-117-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1117 & 1118 & 1119 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$18.83	OAKRIDGE DR OSCODA;	\$800	
2662	<b>Parcel ID:</b> 064-L42-001-144-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1144 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$6.26	OAKRIDGE DR OSCODA;	\$700	
2663	<b>Parcel ID:</b> 064-L42-001-150-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOTS 1150 & 1151 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$21.97	GREENBRIAR RD OSCODA;	\$800	
2664	<b>Parcel ID:</b> 064-L50-000-028-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 28 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	WOODLEA RD WEST OSCODA;	\$900	
2665	<b>Parcel ID:</b> 064-L50-000-033-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 33 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$15.69	WOODLEA RD WEST OSCODA;	\$800	
2666	<b>Parcel ID:</b> 064-L50-000-076-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 76 <b>Comments:</b> Overview of Lakewood Shores Lots. All are wooded, have water, most are on gravel roads. Lots typically are low and getting permit for septic on such small lots can be difficult. Lakewood Shores Homeowner Association can be a cost effective way to enjoy the various amenities <b>Summer Tax Due:</b> \$12.63	WOODLEA RD WEST OSCODA;	\$750	
2667	<b>Parcel ID:</b> 064-N50-000-003-00; <b>Legal Description:</b> NORWAY PINES NO. 1 LOT 3 <b>Comments:</b> Burned out single wide. Might be able to salvage the garage and start again <b>Summer Tax Due:</b> \$348.59	7277 F 41 OSCODA;	\$2,600	

2668	<b>Parcel ID:</b> 064-N60-000-027-00; <b>Legal Description:</b> NORWAY PINES NO. 2 LOT 27 & 28 <b>Comments:</b> Looks rough shape, was occupied . 2 Lots <b>Summer Tax Due:</b> \$709.90	3008 JEANETTE DR OSCODA;	\$3,800	
2669	<b>Parcel ID:</b> 064-N60-000-029-00; <b>Legal Description:</b> NORWAY PINES NO. 2 LOT 29 AND THE E 1/2 OF LOT 30 <b>Comments:</b> Rough shape a lot of debris, occupant did not want pictures taken <b>Summer Tax Due:</b> \$155.27	2988 JEANETTE DR OSCODA;	\$2,000	
2670	<b>Parcel ID:</b> 064-P40-001-050-00; <b>Legal Description:</b> PACK WOODS & CO ADDITION TO OSCODA LOTS 50 THRU 54 INCL BLK 1 & OUTLOTS A & B & PARTS OF NORWAY & VAN ETTAN ST COM @ NE COR OF LOT 51 TH N 0D E 1 FT TH N 70D 42M 54S W 33.03 FT TH N 0D E 34.77 FT TH N 89D 40M 54S W 171.96 FT TH S 0D W 18.82 FT TH ALONG THE NORTH LINE OF LOT 52 100 FT TH SOUTH ALONG EAST LINE OF LOT 52 25 FT TH EAST ALONG NORTH LINE OF LOT 51 TO POB & THAT PORTION OF VACATED NORWAY STREET 33 FT ADJ TO OUTLOT B & LOTS 52 53 & 54 <b>Comments:</b> This home is in a great business location right on 23 just north of town. Adjacent to Burger King . Older 20's bungalow with all utilities. Deferred maintenance but still looks solid and straight . Could be very interesting endeavor. <b>Summer Tax Due:</b> \$1,234.46	5361 N US-23 OSCODA;	\$8,500	
2671	<b>Parcel ID:</b> 070-019-200-005-00; <b>Legal Description:</b> T23N R5E SEC 19 A-5.5 PART OF NW 1/4 OF NW 1/4 COM 747 FT 11 INCHES S OF NW COR TH S 286 FT 1/2 INCH E 858 FT TO E LINE THEREOF TH N 286 FT 1/2 INCH TH W 858 FT TO POB <b>Comments:</b> Could be interesting 5.5 acres, 80's build . Has pole barn for storage, deferred maintenance. Note mound system in rear for septic. <b>Summer Tax Due:</b> \$1,117.01	3420 E COUNTY LINE RD HALE;	\$6,000	
2672	<b>Parcel ID:</b> 072-019-200-002-45; <b>Legal Description:</b> T24N R5E SEC 19 PART OF FRL NW 1/4 OF NW 1/4 COM N 87D 50M E 625 FT & S 2D 10M E 150 FT & N 87D 10M E 408 FT FROM NW COR OF SD SEC TH S 2D 10M E 200 FT TH N 87D 50M E 68 FT TH N 2D 10M W 200 FT TH S 87D 50M E 68 FT TO POB JSUBJECT TO PRIVATE ROAD NORTH DEAN RD TO BE MAINTAINED BY PARCEL OWNERS <b>Comments:</b> Occupied,very rough single wide. <b>Summer Tax Due:</b> \$285.18	8878 DEAN RD SOUTH BRANCH;	\$1,600	
2673	<b>Parcel ID:</b> 073-B60-000-024-00; <b>Legal Description:</b> BRIAR RIDGE SUBDIVISION LOT 24 <b>Comments:</b> Could be great start for a young family, has detached garage. Mature trees <b>Summer Tax Due:</b> \$395.59	8726 ORA LAKE RD HALE;	\$2,000	
2674	<b>Parcel ID:</b> 073-K10-000-343-00; <b>Legal Description:</b> KOKOSING SUBDN. LOTS 343 AND 344 <b>Comments:</b> Very low and swampy, has drainage ditch traversing property. <b>Summer Tax Due:</b> \$86.62	KOKOSING RD HALE;	\$1,100	
2675	<b>Parcel ID:</b> 073-K10-000-407-00; <b>Legal Description:</b> KOKOSING SUBDN LOTS 407 TO 411 INCL <b>Comments:</b> Nice wooded lots. Seasonal road only <b>Summer Tax Due:</b> \$145.81	PENDLETON AVE HALE;	\$1,400	
2676	<b>Parcel ID:</b> 073-L90-000-518-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOT 518 <b>Comments:</b> Nicely wooded Lot <b>Summer Tax Due:</b> \$27.59	PINE ST HALE;	\$850	
2677	<b>Parcel ID:</b> 073-L90-000-578-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOTS 578 , 579, 598, AND 599 <b>Comments:</b> Nicely wooded on a seasonal road <b>Summer Tax Due:</b> \$71.31	WILLOW ST HALE;	\$1,100	



2678	<b>Parcel ID:</b> 073-L90-000-639-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOTS 639 & 640 EXC W 5 FT OF LOT 640 <b>Comments:</b> This is gonna need a lot of work, tucked in on a private road could be a great up north adventure! <b>Summer Tax Due:</b> \$415.83	8158 BEECH ST HALE;	\$2,800	
2679	<b>Parcel ID:</b> 073-P20-000-035-00; <b>Legal Description:</b> PAUL BUNYANS BLUEBERRY PATCH LOT 35 & THE S 25 FT OF LOT 36 <b>Comments:</b> He left a boat, but the old garage and additions are huge. Newer roof, windows and siding . Looks like this could be a great get away place, large mature trees and yard. <b>Summer Tax Due:</b> \$466.97	7254 BLUE OX TR SOUTH BRANCH;	\$2,900	
2680	<b>Parcel ID:</b> 073-S10-002-008-00; <b>Legal Description:</b> SUPERVISORS PLAT OF STUARTS SUBDIVISION LOT 8 BLK 2 <b>Comments:</b> Wooded level building lot <b>Summer Tax Due:</b> \$36.04	CEDAR RD SOUTH BRANCH;	\$850	
2681	<b>Parcel ID:</b> 073-T40-003-034-00; <b>Legal Description:</b> SUPERVISORS PLAT OF THE FIRST ADDITION TO TIMBERED SHORES LOT 34 BLK 3 <b>Comments:</b> Could be a nice fixer upper for someone that is experienced. Looks like it needs just about everything, but does have view of the lake. <b>Summer Tax Due:</b> \$239.36	7193 NICOLE DR SOUTH BRANCH;	\$1,800	
2682	<b>Parcel ID:</b> 090-005-400-016-00; <b>Legal Description:</b> T21N R6E SEC 5 COM 33 FT N & 513 FT W OF SE SEC COR TH W 60 FT TH N 177 FT TH E 60 FT TH S 177 FT TO POB <b>Comments:</b> 60 X 177 Lot that would be great for new build <b>Summer Tax Due:</b> \$18.34	5054 WHITTEMORE RD;	\$950	
2684	<b>Parcel ID:</b> 101-033-300-001-00; <b>Legal Description:</b> T22N R7E SEC 33 A-40 E 1/2 OF E 1/2 OF SW 1/4 <b>Comments:</b> Nice 70's occupied ranch, 2 car attached garage , newer roof siding and windows. Has 40 acres with numerous outbuildings. <b>Summer Tax Due:</b> \$775.53	1752 TOWNLINE RD TAWAS CITY;	\$3,100	
2687	<b>Parcel ID:</b> 132-O11-007-012-00; <b>Legal Description:</b> MAP OF TAWAS CITY LOT 12 BLK 7 <b>Comments:</b> Great 30's brick cape cod in Tawas. Well built for the day, should be solid bones !!! <b>Summer Tax Due:</b> \$1,480.36	120 SECOND AVE TAWAS CITY;	\$6,400	
2688	<b>Parcel ID:</b> 132-P10-019-147-00; <b>Legal Description:</b> MAP OF PORTERFIELDS ADDITION TO TAWAS CITY LOTS 147 & 148 BLK 19 <b>Comments:</b> Value should be in the land, this has been open to the weather and elements for awhile. <b>Summer Tax Due:</b> \$1,273.62	413 MURPHY ST TAWAS CITY;	\$6,100	
2689	<b>Parcel ID:</b> 141-A10-003-007-00; <b>Legal Description:</b> ROBERT G. ALLANS ADDITION TO THE VILLAGE OF WHITTEMORE LOT 7 & W 1/2 OF S 1/2 OF LOT 9 BLK C <b>Comments:</b> Vacant lot in Whitmore <b>Summer Tax Due:</b> \$6.75	NW THIRD ST WHITTEMORE;	\$800	
2690	<b>Parcel ID:</b> 141-O20-009-006-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF WHITTEMORE LOT 6 BLK 9 <b>Comments:</b> Great level building lot in Whittemore <b>Summer Tax Due:</b> \$12.12	W STATE ST WHITTEMORE;	\$850	
2691	<b>Parcel ID:</b> 141-O20-019-008-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF WHITTEMORE LOTS 8 TO 12 INCL BLK 19 <b>Comments:</b> Solid bones on 4 lots, mature trees on corner lot. 1902's 2 story with 3 car garage, needs TLC <b>Summer Tax Due:</b> \$162.79	300 W FOURTH ST WHITTEMORE;	\$3,600	

# Ogemaw County

Lot #	Lot Information	Address	Min. Bid	Sold For
5000	<b>Parcel ID:</b> 001-008-006-00; <b>Legal Description:</b> SEC 8 T22N R3E. 9.92 A M/L BEG N 89 DEG 08' E 790.34 FT FROM NW COR OF NW 1/4 OF NE 1/4 TH N 89 DEG 08' E 330.34 FT TH S 1 DEG 34' W 1307.07 FT TH S 88 DEG 52' W 330.27 FT TH N 1 DEG 34' E 1308.63 FT TO POB. <b>Comments:</b> Just under 10 acres in the country, sits 400' from the road, modern structure with additions and a 2 car detached garage. <b>Summer Tax Due:</b> \$233.75	850 E ENGEL ROAD WEST BRANCH;	\$3,500	
5001	<b>Parcel ID:</b> 001-290-170-00; <b>Legal Description:</b> LAKE OGEMAW #9 LOT 970. <b>Comments:</b> Gravel road, lightly wooded Frequent Flyer <b>Summer Tax Due:</b> \$16.30		\$750	
5002	<b>Parcel ID:</b> 001-290-184-00; <b>Legal Description:</b> LAKE OGEMAW #9 LOT 984. <b>Comments:</b> Gravel road, lightly wooded Frequent Flyer <b>Summer Tax Due:</b> \$13.80		\$450	
5003	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 003-615-025-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF TEE LAKE RESORT AN UNDIVIDED 1/2 INTEREST IN LOT 25. (FORMERLY PARCEL #003-100-066-00 & 067-00) <b>Comments:</b> Please be aware of what you are buying - Limited, or no access. Note: These two parcels have since been combined into one property ID, now known as 003-615-025-10  (2 of 2) <b>Parcel ID:</b> 003-615-025-50; <b>Legal Description:</b> ASSESSOR'S PLAT OF TEE LAKE RESORT AN UNDIVIDED INTEREST IN LOT 25. (FORMERLY PARCEL #003-100-066-00 & 067-00) <b>Summer Tax Due:</b> \$66.78		\$1,900	
5005	<b>Parcel ID:</b> 003-615-033-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF TEE LAKE RESORT LOT 33. FORMERLY PARCEL NO 003-100-069-00 <b>Comments:</b> Level lot in the Tee Lake area <b>Summer Tax Due:</b> \$70.90		\$1,500	
5006	<b>Parcel ID:</b> 004-051-003-00; <b>Legal Description:</b> SEC 1 T24N R1E. 10.02 A M/L PART OF E1/2 OF NE 1/4 COM AT NE COR OF SEC TH S 89 DEG 27' W 667.98 FT TO POB TH S 89 DEG 27' W 333.99 FT TH S 0 DEG 45' 11" E 1306.44 FT TH N 89 DEG 42'10" E 334 FT TH N 0 DEG 45' 11" W 1307.92 FT TO POB. <b>Comments:</b> Here you go for anyone that wants to live of the grid. 10 acres in the middle of no where. @ tracks roads', no neighbors. Would advise using truck with 4 X 4 to visit property. Lightly wooded <b>Summer Tax Due:</b> \$115.62		\$2,000	
5007	<b>Parcel ID:</b> 004-500-005-20; <b>Legal Description:</b> W 125 FT OF N 120 FT OF LOT 5 SUPERS PLAT OF 2ND ADD TO HORSESHOE LAKE RESORT. <b>Comments:</b> Trashed out single family with 2 car attached garage. going to need deep pockets and strong stomach to tackle this puppy <b>Summer Tax Due:</b> \$199.19	2990 HORSESHOE LAKE ROAD WEST BRANCH;	\$2,000	
5008	<b>Parcel ID:</b> 006-008-009-10; <b>Legal Description:</b> SEC 8 T23N R4E COM S 1 DEG E 4 FT FROM NW COR OF LOT 1 BLK B OF SHADY SHORES PARK TH N 86 DEG 52'14"W 12.30 FT N 3 DEG 20'41" E 49.87 FT S 86 DEG 56'04" E 10.27 FT S 1 DEG E 49.92 FT TO POB. <b>Comments:</b> Please check parcel size , appears that neighbor is mowing <b>Summer Tax Due:</b> \$3.66		\$650	

5009	<b>Parcel ID:</b> 007-009-002-00; <b>Legal Description:</b> SEC 9 T21N R2E .11 A M/L COM AT N 1/4 COR TH N 89 DEG 59'49" E 1296.35 FT S 0 DEG 17'12" E 72.85 FT S 89 DEG 46'52" W 351.81 FT FOR POB TH S 0 DEG 20'30" E 81.96 FT S 88 DEG 59' 49" W 60 FT N 0 DEG 20'30" W TO A PT S 89 DEG 46'52" W FROM POB TH N 89 DEG 46'52" E TO POB. <b>Comments:</b> Low in front but higher at the rear <b>Summer Tax Due:</b> \$18.33		\$800	
5010	<b>Parcel ID:</b> 007-018-001-16; <b>Legal Description:</b> SEC 18 T21N R2E. 3.66 A M/L COM S 01 DEG 07'50" W 292.35 FT FROM NE COR OF SEC TH S 01 DEG 07'50" W 535.82 FT TH N 89 DEG 33'06" W 298 FT TH N 01 DEG 07' 50" E 535.81 FT S 89 DEG 33'00" E 298 FT. <b>Comments:</b> Low and swampy <b>Summer Tax Due:</b> \$57.44		\$1,500	
5011	<b>Parcel ID:</b> 007-026-034-00; <b>Legal Description:</b> SEC 26 T21N R2E. 1 A M/L COM 90 RDS N OF SE SEC COR, W 16 RDS, N 10 RDS, E 16 RDS, S 10 RDS TO POB. <b>Comments:</b> Nice trees <b>Summer Tax Due:</b> \$25.66		\$950	
5012	<b>Parcel ID:</b> 009-122-025-00; <b>Legal Description:</b> HARDWOOD LAKE HEIGHTS E 251.25 FT OF OUT LOT 1. <b>Comments:</b> Limited or no road access <b>Summer Tax Due:</b> \$41.56		\$950	
5013	<b>Parcel ID:</b> 009-350-015-00; <b>Legal Description:</b> LOGAN HILLS SUBD #5 LOT 15. <b>Comments:</b> Low lying in rear with power line easement <b>Summer Tax Due:</b> \$153.22		\$1,200	
5014	<b>Parcel ID:</b> 010-003-007-00; <b>Legal Description:</b> SEC 3 T21N R3E THAT PART OF S 165 FT OF NW 1/4 OF NW 1/4 LYING W OF C/L OF RIFLE RIVER. <b>Comments:</b> Limited or no road access <b>Summer Tax Due:</b> \$18.33		\$800	
5015	<b>Parcel ID:</b> 010-019-007-10; <b>Legal Description:</b> SEC 19 T21N R3E. 10 A S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. <b>Comments:</b> Gravel road, fairly level, mature trees <b>Summer Tax Due:</b> \$66.29		\$1,400	
5016	<b>Parcel ID:</b> 010-090-035-00; <b>Legal Description:</b> CRYSTAL BEACH PARK LOT 35. <b>Comments:</b> Nice detached 2 car garage across from lake. The trailer has some issues on particle board sub floor. Nice quiet area on a paved road <b>Summer Tax Due:</b> \$99.28	5065 LUCINDA STREET PRESCOTT;	\$2,700	
5017	<b>Parcel ID:</b> 010-110-027-00; <b>Legal Description:</b> CORA-LAND SUBDIVISION LOT 27. <b>Comments:</b> Nice treed lot , burn job on 50's single wide <b>Summer Tax Due:</b> \$45.22	2388 HARLOW STREET PRESCOTT;	\$2,200	
5018	<b>Parcel ID:</b> 010-190-037-00; <b>Legal Description:</b> TURNER & SONS SUB LOTS 37 & 38. <b>Comments:</b> Lightly wooded <b>Summer Tax Due:</b> \$9.77		\$700	
5019	<b>Parcel ID:</b> 010-260-043-00; <b>Legal Description:</b> SILVER CREEK ACRES #2 LOT 43. <b>Comments:</b> Had mobile at one time <b>Summer Tax Due:</b> \$8.04		\$700	
5020	<b>Parcel ID:</b> 010-260-084-00; <b>Legal Description:</b> SILVER CREEK ACRES #2 SUBDIVISION LOT 84. <b>Summer Tax Due:</b> \$9.77	1595 DEER BROOK ROAD ALGER;	\$1,100	

5022	<b>Parcel ID:</b> 010-272-006-10; <b>Legal Description:</b> SILVER CREEK SUBD # 3 LOT 6 BLK 2 <b>Comments:</b> Mid century ranch in need of some TLC <b>Summer Tax Due:</b> \$171.85	1948 FIRST OAK STREET PRESCOTT;	\$3,500	
5023	<b>Parcel ID:</b> 010-275-002-00; <b>Legal Description:</b> SILVER CREEK SUBD #3 LOT 2, BLOCK 5. <b>Comments:</b> Still has pad and electrical set up for mobile <b>Summer Tax Due:</b> \$12.22	1980 FOURTH OAK STREET PRESCOTT;	\$750	
5024	<b>Parcel ID:</b> 010-280-025-00; <b>Legal Description:</b> SPRING VALLEY HEIGHTS LOTS 25 & 26. <b>Comments:</b> Nicely wooded had mobile at one time <b>Summer Tax Due:</b> \$76.45	5331 SPRING CREEK DRIVE PRESCOTT;	\$1,900	
5025	<b>Parcel ID:</b> 010-284-034-00; <b>Legal Description:</b> HEDLEY L & DOROTHY M TURNER SUB NO. 4 LOTS 34-35 & 36. <b>Comments:</b> Newer roofing and siding. Most windows are broken. Large lot ( 3 Lots) with mature trees <b>Summer Tax Due:</b> \$76.51	5092 NEVA VIRGINIA LANE PRESCOTT;	\$2,000	
5026	<b>Parcel ID:</b> 010-287-006-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 6. <b>Comments:</b> Lightly wooded <b>Summer Tax Due:</b> \$12.22		\$750	
5027	<b>Parcel ID:</b> 010-287-055-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 55. <b>Comments:</b> Appears someone is using to store vehicles <b>Summer Tax Due:</b> \$12.22		\$750	
5028	<b>Parcel ID:</b> 010-310-057-00; <b>Legal Description:</b> HOOKS NORTH WOODS LOT 57. <b>Summer Tax Due:</b> \$9.77		\$700	
5029	<b>Parcel ID:</b> 010-330-116-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOT 116 & 117. <b>Summer Tax Due:</b> \$21.99		\$2,200	
5030	<b>Parcel ID:</b> 010-330-129-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOT 129. <b>Summer Tax Due:</b> \$10.99		\$700	
5031	<b>Parcel ID:</b> 010-330-131-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOT 131. <b>Summer Tax Due:</b> \$10.99		\$750	
5032	<b>Parcel ID:</b> 010-360-087-00; <b>Legal Description:</b> SILVER CREEK SUBD #4 LOT 87. <b>Summer Tax Due:</b> \$15.88		\$800	
5033	<b>Parcel ID:</b> 010-380-008-00; <b>Legal Description:</b> SENDTKO SUBD LOT 8. <b>Comments:</b> Value is in land <b>Summer Tax Due:</b> \$214.84	2341 MICHIGAN AVENUE PRESCOTT;	\$2,500	
5034	<b>Parcel ID:</b> 010-390-107-00; <b>Legal Description:</b> SHADY PINES SUBD LOT 107. <b>Summer Tax Due:</b> \$12.22		\$750	
5035	<b>Parcel ID:</b> 010-395-072-00; <b>Legal Description:</b> SILVER CREEK SUBD #5 LOT 72. <b>Comments:</b> Do your research as the address numbering system is weird in this area <b>Summer Tax Due:</b> \$9.98	1809 S CHIPPEWA TRAIL PRESCOTT;	\$1,200	

5036	<b>Parcel ID:</b> 010-400-096-10; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 10 LOT 96. <b>Summer Tax Due:</b> \$7.33		\$700	
5037	<b>Parcel ID:</b> 010-420-011-00; <b>Legal Description:</b> TURNERS IDLEWILD SUBD LOTS 11 & 12. <b>Comments:</b> 2 lots , someone has started remodeling so check with local officials for permits and or inspections . House needs TLC <b>Summer Tax Due:</b> \$54.41	3535 DEER ACRES DRIVE PRESCOTT;	\$2,900	
5038	<b>Parcel ID:</b> 010-420-015-00; <b>Legal Description:</b> TURNERS IDLEWILD SUBD LOTS 15 & 16 & 17 <b>Comments:</b> Rolling lots , some nice trees <b>Summer Tax Due:</b> \$21.99		\$850	
5039	<b>Parcel ID:</b> 010-420-088-00; <b>Legal Description:</b> TURNERS IDLEWILD SUBD LOT 88. <b>Comments:</b> Check your shock absorbers very seasonal road <b>Summer Tax Due:</b> \$7.33		\$650	
5042	<b>Parcel ID:</b> 010-475-106-00; <b>Legal Description:</b> CHIPPEWA TRAILS SUBD LOTS 106 & 107. <b>Comments:</b> Had mobile at one time <b>Summer Tax Due:</b> \$14.66	1650 W SEVENTH STREET PRESCOTT;	\$750	
5043	<b>Parcel ID:</b> 010-475-108-00; <b>Legal Description:</b> CHIPPEWA TRAILS SUBD LOT 108. <b>Comments:</b> Great get away lot <b>Summer Tax Due:</b> \$7.33		\$650	
5044	<b>Parcel ID:</b> 010-510-080-10; <b>Legal Description:</b> TURNER'S RIFLE RIVER SUB LOTS 80 & 81. <b>Comments:</b> Would not take long to remove the debris and have a great place to go. Knotty pine, newer bath and fireplace sitting on 2 lots <b>Summer Tax Due:</b> \$116.79	1214 LITTLE CREEK TRAIL ALGER;	\$1,800	
5045	<b>Parcel ID:</b> 010-515-053-00; <b>Legal Description:</b> PONDEROSA LOT 53. <b>Summer Tax Due:</b> \$6.73		\$650	
5046	<b>Parcel ID:</b> 010-515-054-00; <b>Legal Description:</b> PONDEROSA LOT 54. <b>Comments:</b> Seems solid. Please note that someone has started to remodel the structure, be sure to check with local officials about permits and or inspections <b>Summer Tax Due:</b> \$93.23	5215 KATHIE DRIVE PRESCOTT;	\$2,000	
5047	<b>Parcel ID:</b> 010-580-065-00; <b>Legal Description:</b> PINE RIDGE SUBD LOT 65. <b>Comments:</b> Lightly wooded <b>Summer Tax Due:</b> \$9.87		\$700	
5048	<b>Parcel ID:</b> 010-650-081-00; <b>Legal Description:</b> RIVER VALLEY VIEW SUBD LOT 81. <b>Summer Tax Due:</b> \$9.77		\$700	
5049	<b>Parcel ID:</b> 010-650-083-00; <b>Legal Description:</b> RIVER VALLEY VIEW SUBD LOT 83. <b>Comments:</b> Good vacation area <b>Summer Tax Due:</b> \$9.77		\$700	
5050	<b>Parcel ID:</b> 011-024-010-20; <b>Legal Description:</b> SEC 24 T22N R1E. COM AT W 1/4 COR TH N 0 DEG 16'31"W 1317.62 FT FOR POB. TH N 0 DEG 16'31"W 15.03 FT SAID POINT BEING 25 FT N OF N'LY 1/8 LINE TH S 86 DEG 37'59"E 436.38 FT S 0 DEG 16'31"E 15.03 FT N 86 DEG 37'59"W 436.38 FT TO POB. <b>Comments:</b> Note lot size 15' X 463 <b>Summer Tax Due:</b> \$6.44		\$650	

5051	<b>Parcel ID:</b> 011-024-010-40; <b>Legal Description:</b> SEC 24 T22N R1E. THE N'LY 30 FT OF THE S'LY 200 FT OF TH N'LY 300 FT OF TH W'LY 435.5 FT OF THE SW 1/4 OF NW 1/4 <b>Comments:</b> Great for either neighbor to purchase , this not a buildable lot <b>Summer Tax Due:</b> \$13.45		\$750	
5052	<b>Parcel ID:</b> 011-024-024-16; <b>Legal Description:</b> SEC 24 T22N R1E 3.28 A M/L PART OF SW 1/4 OF SE 1/4 DESC AS COM AT S 1/4 COR TH N 0 DEG 53'03" E 275.26 FT FOR POB TH S 85 DEG 46'30" E 389.22 FT N 1 DEG 35'44" E TO MIDDLE THREAD OF OGEMAW CREEK TH W'LY ALONG SAID MIDDLE THREAD TO N-S 1/4 LINE OF SEC TH S 0 DEG 53'03" W TO POB. EX S 450 FT THEREOF. <b>Comments:</b> Do your homework for access <b>Summer Tax Due:</b> \$20.03		\$800	
5053	<b>Parcel ID:</b> 012-026-011-10; <b>Legal Description:</b> SEC 26 T21N R4E 1.74 A M/L COM AT SW COR OF SEC TH N 624.50 FT FOR POB. TH N 230.00 FT N 89 DEG 57'11" E 330.00 FT S 230.00 FT S 89 DEG 57'11" W 330.00 FT TO POB. BEING PARCEL B. <b>Comments:</b> Trashed out, but needs TLC located just outside of town on 1.75 acres . Still seems to have good bones <b>Summer Tax Due:</b> \$284.83	5429 S SAGE LAKE ROAD PRESCOTT;	\$4,200	
5054	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 014-101-005-00; <b>Legal Description:</b> DONOVAN'S EXTENSION LOT 5 BLK 1. <b>Comments:</b> 4 lots in Donovan's Extension including a house and garage. The Garage roof is leaking now and some additions have collapsed, but the main structure seems to be solid and could be salvaged. Great paved parking area. The home is a nice 3 Br ranch, winterized in August 2014. Newer siding and roof, Boiler system for heat. Good solid structure will not take much to make this house livable deep lot shared with commercial lot next door. Bundled with an adjacent vacant lot to the north.  (2 of 2) <b>Parcel ID:</b> 014-101-006-00; <b>Legal Description:</b> DONOVAN'S EXTENSION LOTS 6-7 & 8 BLK 1. <b>Summer Tax Due:</b> \$387.10	512 N SECOND STREET WEST BRANCH;  512 N SECOND STREET WEST BRANCH;	\$5,200	
5056	<b>Parcel ID:</b> 014-200-003-60; <b>Legal Description:</b> GRIFFIN ACRES LOTS 3 & 4 EX THAT PART LYING N OF CEN CREEK & N OF A LINE DESC AS COM N 21 DEG 15' W 270.48 FT FROM SW COR OF LOT 3 TH N 68 DEG 45' E 228 FT M/L TO C/L OF CREEK. <b>Comments:</b> Good solid building plenty of parking. Roof seems to be in good condition kitchen area and coolers are still intact. <b>Summer Tax Due:</b> \$1,367.27	2337 S M-76 WEST BRANCH;	\$40,750	
5057	<b>Parcel ID:</b> 014-400-022-00; <b>Legal Description:</b> FLOWAGE LAKE ISLAND VIEW SUBD LOTS 22-23-24-25 & 26. <b>Comments:</b> Limited if any road access. Could be waterfront according to original Plat <b>Summer Tax Due:</b> \$77.01		\$9,300	
5058	<b>Parcel ID:</b> 014-400-027-00; <b>Legal Description:</b> FLOWAGE LAKE ISLAND VIEW SUBD LOTS 27 THRU 33 INCL. <b>Comments:</b> Limited if any road access. Could be waterfront according to original Plat <b>Summer Tax Due:</b> \$18.33		\$3,900	
5059	<b>Parcel ID:</b> 041-102-011-00; <b>Legal Description:</b> VILLAGE OF PRESCOTT-ORIGINAL PLAT LOT 11 BLK 2 <b>Comments:</b> going to require a lot of work, quiet village <b>Summer Tax Due:</b> \$1,277.56	111 GARFIELD STREET PRESCOTT;	\$6,500	

5060	<b>Parcel ID:</b> 041-106-008-00; <b>Legal Description:</b> VILLAGE OF PRESCOTT-ORIGINAL PLAT 3021185 LOT 8 BLK 6. 3033915 3046629 <b>Comments:</b> Appears someone is using for storage <b>Summer Tax Due:</b> \$2.08		\$600	
5061	<b>Parcel ID:</b> 041-343-011-00; <b>Legal Description:</b> GEORGE EYMER'S ADD LOTS 11-12 & W 36 FT LOT 13 BLK 3. <b>Comments:</b> Burn Job, Value in the land <b>Summer Tax Due:</b> \$79.23	208 HARRISON STREET PRESCOTT;	\$3,000	
5062	<b>Parcel ID:</b> 051-102-002-00; <b>Legal Description:</b> ORIGINAL PLAT OF ROSE CITY E 165 FT OF LOT A AND S 17 FT OF LOT 2, BLOCK 2. AND THE LAND LYING BETWEEN LOTS 1 & 2, BLOCK 2 EXC S 16 FT. <b>Comments:</b> Buildable lot in Village , high and dry <b>Summer Tax Due:</b> \$112.73	306 W MAIN STREET ROSE CITY;	\$3,900	
5063	<b>Parcel ID:</b> 051-121-003-00; <b>Legal Description:</b> ORIGINAL PLAT LOT 3 BLK 21 & E 12 FT LOT 4 BLK 21. <b>Comments:</b> Older 1.5 story in Rose City. Newer mechanicals and electric. Holes in roof that have caused damage on the interior. Overall still seems to have good bones <b>Summer Tax Due:</b> \$544.88	107 W PAGE STREET ROSE CITY;	\$3,800	
5064	<b>Parcel ID:</b> 052-645-009-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 9. <b>Comments:</b> Unit 9 of Town and Country Condominiums, this a vacant that has not been built on. Check for Condo fees <b>Summer Tax Due:</b> \$254.02		\$2,900	
5065	<b>Parcel ID:</b> 052-645-010-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 10. <b>Comments:</b> Unit 10 of Town and Country Condominiums, this a vacant that has not been built on. Check for Condo fees <b>Summer Tax Due:</b> \$254.02		\$2,900	
5066	<b>Parcel ID:</b> 052-645-011-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 11. <b>Comments:</b> Unit 11 of Town and Country Condominiums, this a vacant parcel that has not been built on. Check for Condo fees and any restrictions <b>Summer Tax Due:</b> \$254.02		\$2,900	
5067	<b>Parcel ID:</b> 052-645-012-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 12. <b>Comments:</b> Unit 12 of Town and Country Condominiums, this a vacant parcel that has not been built on. Check for Condo fees and any restrictions <b>Summer Tax Due:</b> \$254.02		\$2,900	
5068	<b>Parcel ID:</b> 052-645-014-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 14. <b>Comments:</b> Unit 14 of Town and Country Condominiums, this a vacant parcel that has not been built on. Check for Condo fees and any restrictions <b>Summer Tax Due:</b> \$254.02		\$2,900	
5069	<b>Parcel ID:</b> 052-645-015-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 15. <b>Comments:</b> Unit 15 of Town and Country Condominiums, this a vacant parcel that has not been built on. Check for Condo fees and any restrictions <b>Summer Tax Due:</b> \$254.02		\$2,900	
5070	<b>Parcel ID:</b> 052-645-016-00; <b>Legal Description:</b> TOWN & COUNTRY CONDOMINIUMS UNIT 16. <b>Comments:</b> Unit 16 of Town and Country Condominiums, this a vacant parcel that has not been built on. Check for Condo fees and any restrictions <b>Summer Tax Due:</b> \$254.02		\$2,900	

5071	<p><b>Parcel ID:</b> 014-029-037-00; <b>Legal Description:</b> SEC 29 T22N R2E PA 591(3)S 1/2 OF S 1/2 OF SW 1/4 &amp; ALL THAT PART OF SW 1/4 OF SE 1/4 LYING W OF HWY M-76 EX COM 499.4 FT N OF SE COR OF SW 1/4 ONE BDY OF HWY N 181.8 FT W 67.4 FT SE'LY 194.5 FT POB &amp; EX I-75 BUSINESS LOOP R/W &amp; EX W 1253.75 FT OF S 1/2 OF S 1/2 OF SW 1/4 &amp; EX COM AT S 1/4 COR OF SECTH N 00 DEG 30'31 W 59.99 FT N 20 DEG 27'29 W ALONG W'LY R/W OF OLD M -76 180.82 FT S 69 DEG 55'21 W 146.60 FT S 06 DEG 15'42 E 2.73 FT S 76 DEG 00'01 W 32.50 FT S 06 DEG 12'54 E 134.79 FT S 89 DEG 36'11 E 214.46 FT TO POB. &amp; EX COM S 89 DEG 36'11 E 1253.77 FT FROM SW COR OF SEC TH S 89 DEG 36'11 E 662.41 FT TO W'LY ROW LINE OF BL I-75 TH N 47 DEG 55'59 E ALONG SAID ROW 189.84 FT TH N 15 DEG 10'00 E ALONG SAID ROW 160.12 FT TH N 89 DEG 36'11 W 845.48 FT S 00 DEG 03'01 E 283.00 FT TO POB. <b>Comments:</b> Great location on M-76 . All utilities in place</p> <p><b>Summer Tax Due:</b> \$360.92</p>		\$4,300	
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# 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	
		6. Seller's (Transferor) Name	
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.		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.