

# Public Land Auction

Calhoun

*August 29th, 2018*

Calhoun County



***Location:***

Firekeepers Casino  
11177 E Michigan Ave, Battle Creek,  
MI 49014

***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.*

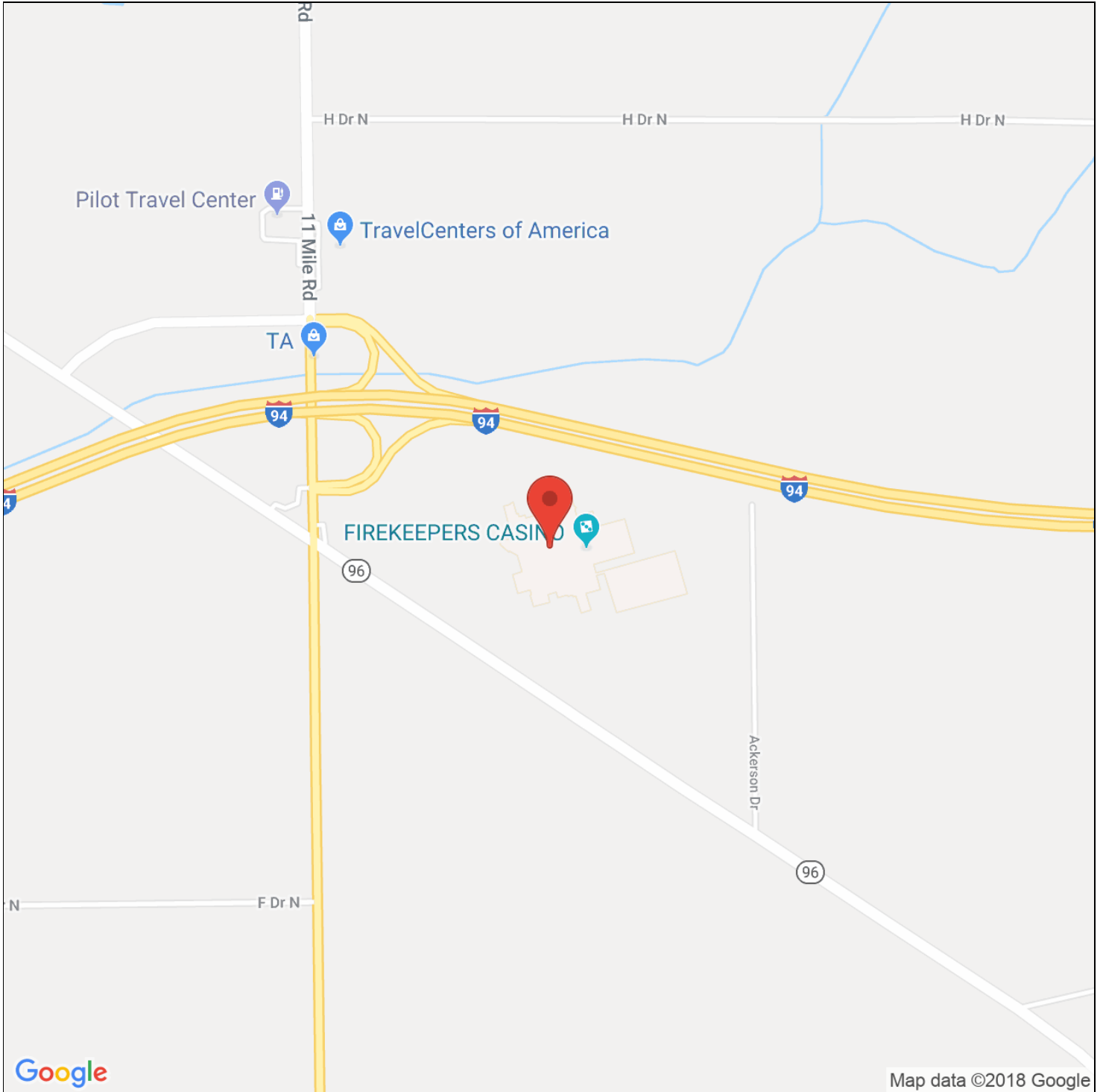


**Tax-Sale.info**

MICHIGAN COUNTY TAX AUCTIONS

# Auction Location

Firekeepers Casino: 11177 E Michigan Ave, Battle Creek, MI 49014





[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.*

## 2018 AUCTION SCHEDULE - ROUND 1

<b>Ionia/Montcalm</b> 7/31/2018 Sheridan, MI	<b>Northern Bay Area</b> 8/1/2018 East Tawas, MI	<b>Mecosta/Osceola</b> 8/2/2018 Big Rapids, MI
<b>Lake</b> 8/3/2018 Baldwin, MI	<b>Clare/Gladwin</b> 8/4/2018 Clare, MI	<b>Bay/Tuscola</b> 8/8/2018 Bay City, MI
<b>Central L.P.</b> 8/9/2018 Owosso, MI	<b>Monroe</b> 8/10/2018 Monroe, MI	<b>Saint Clair</b> 8/11/2018 Port Huron, MI
<b>North Central L.P.</b> 8/13/2018 Gaylord, MI	<b>Northeastern L.P.</b> 8/14/2018 Alpena, MI	<b>Northwestern L.P.</b> 8/16/2018 Boyne Falls, MI
<b>West Central Lakeshore</b> 8/17/2018 Manistee, MI	<b>Allegan/Ottawa</b> 8/18/2018 West Olive, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/21/2018 Cadillac, MI
<b>Muskegon</b> 8/22/2018 Muskegon, MI	<b>Eastern U.P.</b> 8/23/2018 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/24/2018 Gladstone, MI
<b>Western U.P.</b> 8/25/2018 Watersmeet, MI	<b>Saint Joseph/Branch</b> 8/28/2018 Sturgis, MI	<b>Calhoun</b> 8/29/2018 Battle Creek, MI
<b>Jackson</b> 8/30/2018 Jackson, MI	<b>Genesee</b> 9/4/2018 Flint, MI	<b>Lapeer</b> 9/5/2018 Lapeer, MI
<b>Saginaw</b> 9/6/2018 Frankenmuth, MI	<b>Van Buren/Cass</b> 9/7/2018 Decatur, MI	<b>Kent</b> 9/10/2018 Grand Rapids, MI
	<b>Kalamazoo/Barry</b> 9/11/2018 Kalamazoo, 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. Reservations

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.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 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.**

# Calhoun

Lot #	Lot Information	Address	Min. Bid	Sold For
1200	<p><b>Parcel ID:</b> 0052-00-029-0; <b>Legal Description:</b> SEC 2 T2S R8W COMM S 1/4 POST - S 89 DEG 41 MIN 00 SEC E ALG S LI OF SD SEC DIST OF 226.56 FT TO PT ON ELY LI OF CARL AVE &amp; TRUE POB - CONTN S 89 DEG 41 MIN 00 SEC E ALG SD S LI 279.45 FT - N 00 DEG 52 MIN 56 SEC E 121.42 FT - N 87 DEG 47 MIN 46 SEC W ALG SLY LI OF DICKMAN RD DIST OF 260.02 FT - SWLY ALG ELY LI OF CARL AVE &amp; ARC TO RT 132.11 FT (RAD 448.66 FT; CHORD BRG S 09 DEG 23 MIN 37 SEC W 131.63 FT) TO POB, CONT 0.77 AC</p> <p><b>Comments:</b> This commercial vacant lot is approximately 0.81 acres. This property is mostly wooded with some grassy areas. It is located next to a senior housing corporation. This is a nice spot to build.</p> <p><b>Summer Tax Due:</b> \$1,053.97</p>	1135 W DICKMAN RD BATTLE CREEK;	\$8,700	
1201	<p><b>Parcel ID:</b> 0075-00-100-0; <b>Legal Description:</b> SEC 25 T2S R8W BEG NE COR SEC 25 - N 88 DEG 31 MIN 30 SEC W ALG N SEC LI 513.31 FT - SLY ALG E LI OF PLATS OF MINGES BROOK ACRES #2 &amp; #3 THE FOLLOWING THREE COURSES: S 12 DEG 00 MIN W 510 FT - S 01 DEG 08 MIN W 477.66 FT - S 22 DEG 31 MIN W 789.4 FT - S 80 DEG 18 MIN 30 SEC E 924.85 FT - N 00 DEG 36 MIN ALG E SEC LI 1846.65 TO POB, EXC THAT PORTION LYING WITHIN THE FOLLOWING PARCEL: BEG E 1/4 POST - S ALG E SEC LI 148.8 FT - S 51 DEG 37 MIN 22 SEC W 1051.89 FT - N 3 DEG 21 MIN 56 SEC E 956.66 FT - ALG ARC TO RT 538.96 FT (RAD 590 FT) - N 64 DEG 02 MIN E 354.79 FT - ALG ARC TO LT 223.16 FT (RAD 215 FT) - ELY TO E SEC LI - SLY ALG E SEC LI TO POB CONT 27.44 A M/L SUBJ TO DRAINAGE EASE FOR BRICKYARD CREEK RELOCATION -SUBJECT TO RESTRICTIONS</p> <p><b>Comments:</b> A large, landlocked piece of land situated behind a housing development NW of the 194/94 interchange. No Road Access;</p> <p><b>Summer Tax Due:</b> \$519.50</p>	E MINGES RD BATTLE CREEK;	\$9,700	
1202	<p><b>Parcel ID:</b> 0086-00-260-0; <b>Legal Description:</b> SEC 36 T2S R8W COMM N 1/4 POST - N 89 DEG 51 MIN 52 SEC E ALG N SEC LI 1322.35 FT - S 00 DEG 24 MIN 17 SEC E ALG W 1/8TH LI 1126.66 FT - S 89 DEG 51 MIN 52 SEC W 93.25 FT TO TRUE POB - S 00 DEG 08 MIN 08 SEC E 250.96 FT - N 89 DEG 56 MIN 40 SEC W 285.32 FT - N 00 DEG 08 MIN 08 SEC W 250.01 FT - N 89 DEG 51 MIN 52 SEC E 285.32 FT TO POB CONT 1.64 A</p> <p><b>Comments:</b> This awesome commercial building is in very good shape! Overall very clean. Words do this place no justice. It use to be a large grocery store. All of the mechanical and plumbing is still intact throughout the entire building. The structure is very solid. The electric appears to be in good shape as well. This building has a large shipping and receiving bay out back. Welcoming front entrance with large glass windows and huge pillars. There is even a large drive thru portico. In the same mall as Target and ABC Warehouse. Don't miss this opportunity on a great commercial building! The building sits on approximately 1.64 acres.</p> <p><b>Summer Tax Due:</b> \$16,600.49</p>	5700 BECKLEY RD BATTLE CREEK;	\$135,000	
1203	<p><b>Parcel ID:</b> 01-101-174-00; <b>Legal Description:</b> ALBION TWP MANOR PARK SUBD LOTS 20 &amp; 21</p> <p><b>Comments:</b> Note: There is an open house at this property on Sunday, August 19, from 1:00pm-3:00pm. This very nice house is almost move in ready. It sits on approximately 0.68 acres. Great family neighborhood. The siding and roof are in fair condition. 2 car attached carport that is in good shape. Brick fireplace in the living room. Clean finished basement with a wet bar and a shower. The basement is a little sticky from moisture buildup which is why there is a sub pump. Overall this is a awesome property.</p> <p><b>Summer Tax Due:</b> \$582.43</p>	29166 ALBION RD ALBION;	\$9,500	

1204	<b>Parcel ID:</b> 0135-00-035-0; <b>Legal Description:</b> SEC 35 T1S R8W BEG INT OF N 1/8 LI & E SEC LI - NLY ALG E SEC LI 82.5 FT - NW 1056 FT TO C.L. OF SPERRY DRAIN - S 15 DEG W 452 FT - S 56 DEG 30 MIN W 380.5 FT - N 81 DEG 15 MIN W ALG C.L. OF SPERRY DRAIN 419 FT M/L TO E 1/8 LI -SLY ALG E 1/8 LI 445.5 FT - E ALG N 1/8 LI TO POB EXC S 132 FT OF E 404 FT OF NE 1/4 OF NE 1/4 LYING WITHIN ABOVE DESC PARCEL, SUBJ TO SPERRY-MORGAN CO DRAIN EASE <b>Comments:</b> This vacant lot is approximately 14.23 acres in size. Mostly wooded. There is thick vegetation throughout the property. Swamp/pond on the property. Marshy land in certain areas. City utilities near the road. <b>Summer Tax Due:</b> \$829.15	WAUBASCON RD BATTLE CREEK;	\$4,900	
1205	<b>Parcel ID:</b> 0135-00-037-0; <b>Legal Description:</b> SEC 35 T1S R8W COMM ON N 1/8 LI AT PT 338 FT W OF SE COR OF NE 1/4 OF NE 1/4 OF SEC 35 - W 66 FT - N 132 FT - E 66 FT - S 132 FT TO POB, TOGETHER WITH EASE FOR INGRESS & EGRESS <b>Comments:</b> This landlocked vacant lot is approximately 0.20 acres and sits behind a home off Ewald Street Battle Creek No Road Access; <b>Summer Tax Due:</b> \$31.58	EWALD ST BATTLE CREEK;	\$850	
1206	<b>Parcel ID:</b> 0135-24-214-0; <b>Legal Description:</b> PART OF NE 1/4 OF NE 1/4 OF SEC 35 T1S R8W: SLY 1/2 AC OF WLY 198 FT OF FOLLOWING DESC PARC: BEG C/L OF WAUBASCON RD AT PT 872 ELY AS MEASURED ALG SD C/L FROM E 1/8TH LI - S 15 DEG W 452 FT - S 56 DEG 30 MIN W 380.5 FT - N 81 DEG 15 MIN W 259 FT - N 15 DEG E 770 FT TO C/L OF HWY - SELY ALG SD C/L TO POB, SUBJ TO CO DRAIN EASE OVER SLY 16.5 FT THEREOF <b>Comments:</b> This vacant lot is approximately 0.50 acres and sits behind a home on Waubascon Road in Battle Creek. No Road Access; <b>Summer Tax Due:</b> \$50.12	WAUBASCON RD BATTLE CREEK;	\$900	
1207	<b>Parcel ID:</b> 04-090-022-03; <b>Legal Description:</b> BEDFORD TWP. SUPERVISOR'S PLAT OF BEDFORD PART LOT 26 COM N15DEG 15'E 262.2 FT FROM NE COR SD LOT W 580 FT N 75 FT E 580 FT M/L TO E LOT LINE S'LY TO BEG. <b>Comments:</b> This vacant lot is approximately 0.99 acres. Mostly wooded with thick vegetation. There is a small portion that is swampland towards the back of the property. Power and phone at the road. <b>Summer Tax Due:</b> \$75.45	MARVIN ST BATTLE CREEK;	\$2,100	
1208	<b>Parcel ID:</b> 04-260-020-00; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 03/24/2009. LOT 26 KENDALL ACRES NO.2 <b>Comments:</b> This vacant lot sits on approximately 0.49 acres. Wetland indicators. The land slopes down away from the road into a large gully that is mostly wetlands. The entire property is wooded. Power and phone at the road. No sewer system. Property is located off the outside corner of Lynn Dr. Wetland Indicators; <b>Summer Tax Due:</b> \$182.43	LYNN DR BATTLE CREEK;	\$2,400	
1209	<b>Parcel ID:</b> 04-280-154-00; <b>Legal Description:</b> BEDFORD TWP. LEVEL PARK, BLOCK K LOTS 16 & 18 <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.50 acres. Nice 2 car detached garage. The roof and siding are in fair condition. If cleaned and fixed up this property has some potential. Block foundation is solid. Mechanical is intact. Carpet needs replaced. Property has a well. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$311.29	144 WHEELER AVE BATTLE CREEK;	\$3,300	
1210	<b>Parcel ID:</b> 04-360-018-01; <b>Legal Description:</b> BEDFORD TWP. MEADOW-LAWN PARK LOT 23 <b>Comments:</b> This vacant lot is approximately 0.25 acres. Fenced in with the neighbors home. All grassy lot. City utilities. Personal property. Personal Property; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$22.62	BEULAH AVE BATTLE CREEK;	\$1,000	

1211	<b>Parcel ID:</b> 04-360-023-00; <b>Legal Description:</b> BEDFORD TWP. MEADOW-LAWN PARK LOT 28 <b>Comments:</b> This occupied house sits on approximately 0.25 acres. Overall from the outside it appears to be in decent shape. Roof is in fair condition. There is a 1 car garage built on to the back of the house. The stucco siding has a couple large cracks. Shared gravel driveway. City utilities are active. Occupied; <b>Summer Tax Due:</b> \$613.58	201 BEULAH AVE BATTLE CREEK;	\$5,500	
1212	<b>Parcel ID:</b> 04-400-010-00; <b>Legal Description:</b> BEDFORD TWP. ORCHARD PARK NO.2 S 30 FT LOT 11 ALSO N 30 FT LOT 12 <b>Comments:</b> This 1 story home sits on approximately 0.18 acres. The paved driveway leads to a detached 2 car garage. The siding and roof are in fair condition. There is extensive debris and personal property throughout the entire property. Currently occupied. If visiting please be respectful. Occupied; Personal Property; Beware Of Dog; <b>Summer Tax Due:</b> \$453.64	116 FLEETWOOD AVE BATTLE CREEK;	\$6,000	
1213	<b>Parcel ID:</b> 04-400-034-00; <b>Legal Description:</b> BEDFORD TWP. ORCHARD PARK NO.2 LOT 37 <b>Comments:</b> This 1 story house sits on approximately 0.15 acres. The paved driveway leads to a detached garage. The front and back yards are separately fenced in. The roof and siding need some work. Thick vegetation around the house. This property is currently occupied. Beware of dog. Occupied; <b>Summer Tax Due:</b> \$296.49	75 SARATOGA AVE BATTLE CREEK;	\$3,100	
1215	<b>Parcel ID:</b> 04-590-157-00; <b>Legal Description:</b> BEDFORD TWP. SELLERSVILLE LOTS 206 & 207 <b>Comments:</b> This 1 story house is in poor condition. The large back yard is fenced in. The roof is a combination of shingle and built up and needs some work. There appears to be multiple additions built on to the original structure. Personal property inside the home. The vinyl siding could use some work. City utilities. This property was recently occupied at the time of inspection. Personal Property; Occupied; <b>Summer Tax Due:</b> \$815.61	467 WELLINGTON AVE BATTLE CREEK;	\$6,900	
1217	<b>Parcel ID:</b> 06-108-003-04; <b>Legal Description:</b> CLARENCE TWP SEC 8 T1S-R4W COMM 431.5' N OF SE COR OF NE 1/4 OF SEC. 8 TH W 497' TH N 175' TH E 497' TH S 175' TO P.O.B. 2 AC <b>Comments:</b> This mobile home sits on approximately 1.85 acres of land. This property as occupied on last visit. Please be respectful if visiting this property. This property is in overall fair/poor condition. The roof seems to have issues and has possible leaks. Large grassy yard surrounds the mobile. The West portion of the property is wooded. There is a large porch in the back of the property. Occupied; Mobile Home; <b>Summer Tax Due:</b> \$105.01	22651 26 MILE ROAD SPRINGPORT;	\$1,300	
1218	<b>Parcel ID:</b> 0780-00-069-0; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2017. ASSRS PLAT OF BAILEYS SUB LOT 69 <b>Comments:</b> This shed sits on approximately 0.11 acres of land. This looks like it is being used by the neighboring home. It is fenced in with the home. There is personal property on this lot. There was a large dog on the property so use caution and be respectful if visiting this property. Personal Property; Occupied; <b>Summer Tax Due:</b> \$19.42	LATHROP AVE BATTLE CREEK;	\$900	
1219	<b>Parcel ID:</b> 08-182-018-00; <b>Legal Description:</b> CONVIS TWP SEC 18 BEG 368.81' W OF CTR SEC- S 04-44-30 E 401.44'- W 92'- N 13-31-30 W 326.25' TO CL RD- N 51-50-30 E 133.5'- E 25.88' TO POB. 0.63 AC <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.88 acres. The block foundation and vinyl siding are in good shape. The roof appears to have some issues. Garbage and sanitation issues. 2 car attached garage. Partially wooded lot. Old electric. If cleaned and fixed up this property has some potential. Roof Issues; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$348.56	12408 BELLEVUE ROAD BATTLE CREEK;	\$5,500	

1220	<b>Parcel ID:</b> 08-402-014-00; <b>Legal Description:</b> CONVIS TWP SEC 27 LOT NO 14 OF PHASE NO 2 OF WISHBONE GLEN ESTATES <b>Comments:</b> This vacant lot is approximately 0.82 acres. It appears to be mostly swampland. It is located down Heather Ridge across the road from The Medalist. This is a part of an undeveloped subdivision. Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$50.56	HEATHER RIDGE MARSHALL;	\$2,000	
1221	<b>Parcel ID:</b> 0840-00-023-0; <b>Legal Description:</b> BARDEN & RAINBOW ADD LOT 17 <b>Comments:</b> This vacant lots is approximately 0.17 acres. At one time there was a building on this property but it has been demolished. There are a few large trees on the property. Partially fenced in. Driveway entrance from the road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$474.97	17 FOREST ST BATTLE CREEK;	\$9,400	
1222	<b>Parcel ID:</b> 0890-00-038-0; <b>Legal Description:</b> ASSRS REPLAT OF BEACHES ADD LOT 37 <b>Comments:</b> This is a large two story home that sits on approximately 0.10 acres of land. This property was occupied on last visit. Please be respectful if visiting this property. This house is next to a large basketball court/parking lot. The porch has a shingled roof that will need some work. The house has a metal roof that looks to be in good condition. Wood siding looks ok but will need a few repairs. There is a small shed in the backyard. Block foundation looks sound. It looks like the windows were updated in the recent past. Overall this house looks to be in fair condition. With a few repairs this house could be a good. Occupied; <b>Summer Tax Due:</b> \$457.83	140 GREEN ST BATTLE CREEK;	\$2,900	
1223	<b>Parcel ID:</b> 09-061-010-00; <b>Legal Description:</b> ECKFORD TOWNSHIP T3S R5W SECTION 6 COMM N 1/4 POST, S 01 DEG 27' W 2062 FT TO POB, E 233 FT, S 132 FT, W 233 FT, N 132 FT EXC: W 33 FT FOR 18 1/2 MILE ROAD .70 AC +/- <b>Comments:</b> This vacant lot is approximately 0.60 acres. It is mostly grassy with vegetation and large trees around the edge of the property. There is a very small portion of woods. City utilities. <b>Summer Tax Due:</b> \$9.50	18 1/2 MILE RD BY 11500 MARSHALL;	\$850	
1224	<b>Parcel ID:</b> 10-070-024-00; <b>Legal Description:</b> EMMETT TWP/ T2S R7W, SEC. 8: SUPERVISORS PLAT OF ARLINGTON HEIGHTS LOT 28 <b>Comments:</b> This house sits on approximately 0.12 acres of land. A partial gravel driveway runs along the side of the home and leads to a one car garage. this garage is full of debris. Small wooden back porch. Vinyl siding looks to be in good shape. Could use a power wash. Front mudroom/porch. This house has two bedrooms and one bathroom. Block foundation looks to be in fair condition. The shingled roof looks to be in good shape. We did not enter the basement due to some of the steps collapsing. This house will need a deep cleaning. There is garbage and debris throughout the home. This house has potential but will need a willing owner to put in some work. Boarded; <b>Summer Tax Due:</b> \$403.87	123 MARTIN ST. BATTLE CREEK;	\$3,300	
1225	<b>Parcel ID:</b> 10-330-081-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 8: FAIRFAX; LOT 119 <b>Comments:</b> This vacant lot is approximately 0.11 acres of land. Grassy vacant lot with no trees. This lot is next to Lot # 1226. Nice little spot to build. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$9.16	WILDWOOD AVE./VACANT BATTLE CREEK;	\$800	
1226	<b>Parcel ID:</b> 10-330-082-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 8: FAIRFAX; LOT 120 <b>Comments:</b> This lot is approximately 0.16 acres of land. Grassy vacant lot with no trees. There is a small amount of vegetation debris. There is a pick nick table of this property This lot is next to Lot# 1225. Nice spot to build Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$9.16	WILDWOOD AVE./VACANT BATTLE CREEK;	\$800	



1227	<b>Parcel ID:</b> 10-390-012-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; EXTENSION LOTS 11 & 13 EXC NLY 53 FT. PROPERTY ADDRESS: 1295 E. MICHIGAN AVE. <b>Comments:</b> This commercial vacant lot is approximately 0.50 acres. This was once an auto shop. There are some large concrete slabs throughout the property where a building once stood. Partially wooded corner lot. Grassy by the road. Next to lot 1228 which is also being sold at auction. <b>Summer Tax Due:</b> \$695.27	1295 E MICHIGAN AVE./VACANT CERESCO;	\$6,700	
1228	<b>Parcel ID:</b> 10-390-013-00; <b>Legal Description:</b> EMMETT TWP/T2S R7W, SEC 10: GREEN ACRE; EXTENSION N'LY 53 FT LOTS 11 & 13 PROPERTY ADDRESS: 20 LAUREL LN. <b>Comments:</b> This commercial vacant lot is approximately 0.16 acres. It is mostly grassy with a few large trees. There is a wooded fence alongside the road. Power and phone are available at the road. <b>Summer Tax Due:</b> \$910.84	20 LAUREL LN./VACANT BATTLE CREEK;	\$7,700	
1229	<b>Parcel ID:</b> 10-490-002-00; <b>Legal Description:</b> EMMETT TWP/T2SR7W, SEC 28: HARPER HILLS NO.1; LOT 2 PROPERTY ADDRESS: 8803 B DRIVE NORTH ZONED RB <b>Comments:</b> This property was occupied on last visit. Please be respectful if visiting this property. This one story home sits on approximately 0.45 acres of land. This is a corner lot on B Drive North and Berry Hill Drive. This house looks to be in good condition. Mix of brick and vinyl siding looks good. The shingle roof doesn't show and signs of damage. Grassy front and back yard. Paved driveway leads to an attached one car garage. Occupied; <b>Summer Tax Due:</b> \$1,166.46	8803 B DRIVE NORTH BATTLE CREEK;	\$7,500	
1230	<b>Parcel ID:</b> 10-510-004-00; <b>Legal Description:</b> EMMETT TWP/T2SR7W, SEC 4: HUYCK'S FIRST ADDITION TO BROWNLEE PARK; BLK.1, E 28 FT LOT 8 ALSO ALL LOT 9. <b>Comments:</b> This two story home sits on approximately 0.17 acres of land. There is a storage building in the back portion of the property and is in poor shape. The roof is collapsing on the storage building. This is a two story cape cod. It has three bedrooms and one bathroom. Block foundation is sound. Mechanically intact. This house is in very poor condition. The roof is in poor shape and has leaks. The siding is in poor shape as well. There is garbage and other debris throughout the house. This house needs a deep cleaning and multiple repairs. There was mold found in the house and will need to be cleaned and removed. 100 amp breakers. This house needs a lot of work. Maybe a handy man will take on this challenge. Dangerous Building; Roof Issues; Sanitation Issues And Garbage; Mold; <b>Summer Tax Due:</b> \$296.86	321 ABERDEEN AVE. BATTLE CREEK;	\$5,300	
1231	<b>Parcel ID:</b> 1110-00-002-0; <b>Legal Description:</b> BOHANNA ADD LOT 2 <b>Comments:</b> This one story home sits on approximately 0.19 acres of land. This home is posted as winterized. A paved driveway leads to an attached one car garage. There is a small storage shed in the backyard. Grassy front and back yard. Mix of wood and aluminum siding is in fair condition. Shingled roof in fair condition as well. Block foundation looks sound. Nice wood floors throughout the home. This home has two bedrooms and one bathroom. Crawlspace attic for some storage. This home sits across from a park/baseball field. 100 amp breaker box. There is some isolated mold in this home but could be easily removed and cleaned. This house has a lot of potential. Put a little work in and this house could be a good starter home. <b>Summer Tax Due:</b> \$950.25	174 ACADEMY ST BATTLE CREEK;	\$6,600	

1232	<b>Parcel ID:</b> 1370-00-034-0; <b>Legal Description:</b> BURNHAMS SUB S 16.5 FT OF LOT 23 N 16.5 FT OF LOT 24 <b>Comments:</b> This two story home sits on approximately 0.10 acres of land. Three Bedroom One bathroom home. Overall this house looks to be in decent shape. A little TLC would go a long way with this home. Driveway leads to a detached one car garage with extra storage space. Fake brick siding could use a little work. Roof looks to be in good condition. Block foundation looks solids. Finished basement. All the mechanicals look to be intact. 100 amp breaker box. <b>Summer Tax Due:</b> \$671.24	92 OAK ST BATTLE CREEK;	\$4,200	
1233	<b>Parcel ID:</b> 1370-00-069-1; <b>Legal Description:</b> BURNHAM'S SUB W 41.25 FT OF LOT 45 ((ASSESSED WITH #1370-00-074-0 IN 1999 THRU 2004; ASSESSED AS #1370-00-069-0 IN 1983 THRU 1998)) <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. It sits in between two homes. It is being used as a driveway/parking area by one of the homes. Dirt lot with some debris. There was a dog tied up in the back portion of the property. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$15.04	HIGH ST BATTLE CREEK;	\$800	
1234	<b>Parcel ID:</b> 14-553-006-00; <b>Legal Description:</b> LEROY TWP. PARADISE ACRES LOT 31 & EXTENSION TO GRAHAM LAKE <b>Comments:</b> Note: There is an open house at this property on Sunday, August 26th from 12pm-2pm. This 2 bed 1 bath waterfront home sits on approximately 1.30 acres. With a little TLC this property has some potential. There is a carport attached to the home. Furnace and water heater are intact. There is a good size shed next to the gravel driveway. No basement. Large grassy yard leads down to the water. <b>Summer Tax Due:</b> \$916.06	5636 PARADISE RD. EAST BATTLE CREEK;	\$7,700	
1235	<b>Parcel ID:</b> 15-254-021-00; <b>Legal Description:</b> MARENGO TWP SEC 25 T2S-R5W VILL OF MARENGO. N 123.75 FT OF W 1/2 OF BLK 62 LYING N OF KAL RIVER. <b>Comments:</b> This house sits on approximately 0.37 acres of land. This house was occupied on last visit. Please be respectful if visiting this property. This is a nice home in a nice neighborhood. Large lot with concrete driveway which leads to a two car garage. The backyard has a patio and a fireplace. The aluminum siding looks to be in fair condition. The poured concrete looks sound. Possible roof issues near the chimney. There is a lot of personal property at this location. The house is occupied and looks like it is still being used. Personal Property; Roof Issues; Occupied; <b>Summer Tax Due:</b> \$391.47	310 MECHANIC ALBION;	\$4,600	
1236	<b>Parcel ID:</b> 1530-00-129-0; <b>Legal Description:</b> ASSRS REPLAT OF CALDWELLS ADD LOT 129, W 33 FT OF LOT 130 ALSO 1/2 VAC ALLEY ADJ <b>Comments:</b> This vacant lot is approximately 0.33 acres. The building was recently demolished. There is some glass and other debris still here from the demo. Driveway access from the road. <b>Summer Tax Due:</b> \$504.44	48 E GOGUAC ST BATTLE CREEK;	\$4,000	
1240	<b>Parcel ID:</b> 1750-03-015-0; <b>Legal Description:</b> AMENDED PLAT OF C H MILLS ADD BLK 3 LOT 15 & 1/2 OF VAC ALLEY ON E <b>Comments:</b> This 3 bed 1 1/2 bath house sits on approximately 0.16 acres. Block foundation. The roof and siding need some work. There is a storage building in the back yard that could use some work. Extensive debris and garbage inside the home. Sketchy steps to the basement. This house has been harvested. Overall needs a lot of work. Sanitation Issues And Garbage; Harvesting; <b>Summer Tax Due:</b> \$832.80	69 BOULDER ST BATTLE CREEK;	\$4,200	

1241	<b>Parcel ID:</b> 18-022-660-27; <b>Legal Description:</b> PENNFIELD CHARTER TOWNSHIP T1S R7W SECTIONS 22 & 27 THE W 33 FT OF THE SE 1/4 OF SECTION 22, S OF THE C/L OF BATTLE CREEK RIVER, ALSO THE W 33 FT OF THE NE 1/4 OF SECTION 27, N OF THE C/L OF BELLEVUE RD <b>Comments:</b> This long skinny vacant lot is approximately 1.53 acres. It is mostly wooded with a grassy portion by the road. It sits next to a giant power pole. This could possibly be an easement to neighboring properties. <b>Summer Tax Due:</b> \$42.00	BELLEVUE RD;	\$1,000	
1243	<b>Parcel ID:</b> 18-930-001-10; <b>Legal Description:</b> PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 33 BEG NE LOT 1 RIVERSIDE GARDENS , SWLY 269.52 FT ALONG COOPER AVE, W 172.36 FT, NELY TO N LOT LINE, 135 FT TO POB. <b>Comments:</b> This house sits on approximately 1.13 acres of land and backs up to some railroad tracks. This house was occupied last visit. Please be respectful if you plan on visiting this property. This house is overall in nice condition. Large wooden back porch. Paved driveway leads to a large two car garage. Enclosed mudroom/front porch. There is a lot of personal property in and around the home. Vinyl siding is in good shape. Shingle roof looked to be in good shape as well. This is a nice property. Occupied; <b>Summer Tax Due:</b> \$1,004.13	435 COOPER AVE BATTLE CREEK;	\$8,800	
1244	<b>Parcel ID:</b> 18-970-143-00; <b>Legal Description:</b> PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 143 VERONA PARK ADD. <b>Comments:</b> This vacant lot is approximately 0.10 acres. It is fenced in with the neighbors house and barn. Grassy with some huge trees. City utilities at the road. <b>Summer Tax Due:</b> \$29.46	SHARON;	\$1,600	
1245	<b>Parcel ID:</b> 19-020-027-01; <b>Legal Description:</b> SHERIDAN TWP SEC 2 T2S R4W N 208.7 FT OF W 208.7 FT OF S 1/2 OF SW 1/4 1 A. <b>Comments:</b> This mobile home sits on approximately 0.99 acres. This mobile unit is abandoned but still considered personal property. Concrete driveway leading to a small shed that is in poor condition. Extensive debris and garbage throughout the property. 100 amp breaker box. Furnace installed in 2011. This is a nice size lot. Mobile Home; <b>Summer Tax Due:</b> \$177.44	17208 28 MI RD ALBION;	\$4,100	
1246	<b>Parcel ID:</b> 19-220-042-00; <b>Legal Description:</b> SHERIDAN TWP SEC 22 T2S R4W BEG 764.05' N OF SW-C TH E 198' TH S 32' TH E 240' TH N 19' TH E 628' TH N 114' TH W 1056' TH S 101.25' TO BEG. EXCEPT BEG 767.05' N OF SW-COR OF SEC TH S89DEG 19' E 198' TH S88DEG 08'E 866 FT TO AN EXISTING N&S FENCE LINE, TH S 0DEG 47'W 90' TH N 89DEG 15'W 1066' M/L TO W LI OF SEC 22 TH N 0DEG 43' E TO POB. <b>Comments:</b> This 2 bed one bath cape cod sits on approximately 2.8 acres. With some TLC this property has some potential! The roof to the home needs some repairs. The vinyl siding looks to be in good shape. Solid block foundation. The garage roof is caved in. This property is mostly wooded. All the mechanical and plumbing is intact. 100 amp breaker box. Overall a great fixer upper! <b>Summer Tax Due:</b> \$189.27	14150 27 MI RD ALBION;	\$5,200	
1247	<b>Parcel ID:</b> 19-230-009-40; <b>Legal Description:</b> SHERIDAN TWP SEC 23 T2S R4W W 132' OF NE 1/4 LYING N OF RICE CREEK. EXC N 400' OF SAID PAR 2.79 A <b>Comments:</b> This 1 story home sits on approximately 2.79 acres. It is currently occupied. This property backs up to the South Branch River Creek. It is located at the end of a dirt cul-de-sac. The vinyl siding is in decent shape. Roof appears to be older and wonky. Lots of debris throughout the property. This place has some potential! Occupied; Personal Property; <b>Summer Tax Due:</b> \$155.88	28544 F DR N ALBION;	\$3,700	

1248	<b>Parcel ID:</b> 19-230-009-50; <b>Legal Description:</b> SHERIDAN TWP SEC 23 T2S R4W THE S 118' OF THE N 400' OF W 132' OF THAT POR OF THE NE 1/4 OF SEC 23 LYING N OF THE GEN CHAN OF RICE CREEK. ALSO AS EASEMENT FOR INGRESS TO & FROM THE PAR DES ABOVE IN COM W/ OTHERS OVER & ACROSS THE N 33' OF THE NE 1/4 OF SEC 23 & OVER EXISTING LN ACROSS THE N 282' OF THE W 132' OF THE NE 1/4 OF SEC 23 EXC THE N 33' THEREOF. .36 A. <b>Comments:</b> This abandoned trailer is in very poor condition. It sits on approximately 0.72 acres. The back side of the trailer is wide open to the elements. Roof damage. This property is located next to lot #1247 which is also being sold at auction. This is a decent lot if the trailer disappeared. Mobile Home; Mold; Roof Issues; Dangerous Building; Structural Issues; <b>Summer Tax Due:</b> \$45.57	F DR N ALBION;	\$1,800	
1249	<b>Parcel ID:</b> 19-230-015-10; <b>Legal Description:</b> SHERIDAN TWP SEC 23 T2S R4W PART OF W 1/2 OF NE 1/4 BEG 1056' W & 540.5' S OF NE COR S TO C/L OF RICE CREEK W ALONG C/L TO A POINT 1188' W OF E LI OF W 1/2 OF NE 1/4, N TO A PT DUE W OF BEG, E TO BEG. 2.36 A M/L. <b>Comments:</b> This vacant lot sits on approximately 2.36 acres. It backs up to South Branch Rice Creek. Mostly wooded lot with a few grassy clearings. Located at the end of a dirt cul-de-sac. This property is runs parallel with lot #1247 which is also being sold at auction. <b>Summer Tax Due:</b> \$23.09	F DR N ALBION;	\$1,400	
1250	<b>Parcel ID:</b> 19-281-039-10; <b>Legal Description:</b> SHERIDAN TWP SEC 28 T2S R4W BEG CENT OF SE 1/4 TH W 123.66 FT TH N 169.22 FT TO CL OF C DR N TH E ALONG CL OF C DR N 124.46 FT TH S 156.50 FT TO POB .46 A. <b>Comments:</b> This vacant lot sits on approximately 0.46 acres. Mostly grassy lot with some vegetation and trees around the edges. There is power and phone at the road. Good size lot to build on. <b>Summer Tax Due:</b> \$59.52	26720 C DR N ALBION;	\$17,750	
1251	<b>Parcel ID:</b> 2120-00-006-0; <b>Legal Description:</b> 3 expiring 12/30/2013. Property exempt from Ad Valorem taxes and assessed pursuant to PA 261 of 2003 expiring 12/30/2013. PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2013. COLONIAL PLACE SUB N 40 FT OF LOT 6 & E 1/2 OF VAC ALLEY ADJ ON W ((VAC ALLEY WAS ADDED TO THIS PROPERTY IN 2006)) <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. There was once a home on this property but it had been demolished and removed. All that is left is dirt/grass/vegetation. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$714.83	228 SOUTH AVE BATTLE CREEK;	\$7,500	
1252	<b>Parcel ID:</b> 2140-00-002-1; <b>Legal Description:</b> COLVINS ADD W 24 FT OF LOT 48 OF N 10 FT OF W 24 FT OF LOT 49 <b>Comments:</b> This vacant lot is approximately 0.03 acres. It is visible from a parking lot on the West portion of the property. Other than access from the parking lot this property looks to be landlocked. No Road Access; <b>Summer Tax Due:</b> \$2.12	ASHLEY ST (REAR) BATTLE CREEK;	\$650	
1253	<b>Parcel ID:</b> 2320-00-080-0; <b>Legal Description:</b> CORLISS HEIGHTS LOT 77 <b>Comments:</b> This 3 bed 1 bath sits on approximately 0.15 acres. The siding could use a power wash. The roof appears to be in decent shape. Back yard is fenced in. There is incomplete construction on the main level. Needs a kitchen installed. Unable to access the basement. Incomplete Construction; <b>Summer Tax Due:</b> \$647.67	178 WEBBER ST BATTLE CREEK;	\$4,600	

1254	<b>Parcel ID:</b> 2320-00-150-0; <b>Legal Description:</b> CORLISS HEIGHTS LOTS 145, 146 & 147 <b>Comments:</b> This 2 bed 1 bath cape cod sits on approximately 0.41 acres. Gravel driveway leads down to a storage garage behind the house. The bone structure of the house seems solid. There is a few inches of water surrounding the furnace. Stone foundation. The siding and roof need a little work. The land slopes down away from the road. <b>Summer Tax Due:</b> \$503.45	72 ELDRED ST BATTLE CREEK;	\$2,000	
1255	<b>Parcel ID:</b> 2400-00-047-0; <b>Legal Description:</b> CUMMINGS ADD W 33 FT OF LOT 14, EXC THAT PORTION LYING NLY OF A LI WHICH BEG E LI LOT 14 AT PT 218 FT NLY OF SE COR OF LOT 14 & RUNS TO W LI OF LOT 14 AT PT 210 FT NLY OF SW COR OF LOT 14 <b>Comments:</b> This 2 bed 1 bath sits on approximately 0.16 acres. The roof and siding are in good condition. The poured concrete foundation appears solid. The furnace and water heater are intact. There is a large attic. 2 sheds in good shape in the back yard. A little TLC could go a long way with this place. <b>Summer Tax Due:</b> \$526.33	398 HAMBLIN AVE BATTLE CREEK;	\$3,000	
1256	<b>Parcel ID:</b> 2580-00-009-0; <b>Legal Description:</b> EAST AVENUE ADD S 154.5 FT OF LOT 8 & PART LOT 55 OF NICHOLS PLAT DESC AS BEG SW COR LOT 55 - E ALG S LI OF LOT 55 DIST OF 22.1 FT - N 139.16 FT - W ALG N LI OF LOT 55 DIST OF 21.9 FT - S ALG W LI OF LOT 55 TO POB <b>Comments:</b> This house sits on approximately 0.30 acres. This property is currently occupied. Beware Dog. Block foundation. Aluminum siding. Paved driveway leads to a one car garage. The roof to the garage is older but ok. Overall a decent property. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$853.41	495 E EMMETT ST BATTLE CREEK;	\$4,700	
1257	<b>Parcel ID:</b> 2780-00-032-0; <b>Legal Description:</b> EMMETT PARK LOT 24 <b>Comments:</b> This vacant lot is approximately 0.15 acres of land. This lot is across the street from a large commercial building. There are a few large trees on this property. Mostly grassy. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$20.56	LANSING AVE BATTLE CREEK;	\$850	
1258	<b>Parcel ID:</b> 2850-00-015-0; <b>Legal Description:</b> EVARTS ADD LOT 4 <b>Comments:</b> This two story home sits on approximately 0.20 acres of land. This house has four bedrooms and one bathroom. Mix of brick and wood siding look to be in fair condition. The roof looks to be in fair condition. Dirt/grass driveway runs along the side of the home and leads to a one car storage garage. There is a lot of construction debris in the back yard. There is some animal damage inside the home. There is garbage and debris in this home as well. It will need to be majorly cleaned. There is a mix or poured concrete and brick foundation that looks to be in fair shape. This house has good bones but could use a deep clean and some updating. has a lot of potential. A bit of TLC will go a long way with this one. Don't let this opportunity get away. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$693.60	25 S MCKINLEY AVE BATTLE CREEK;	\$4,600	
1260	<b>Parcel ID:</b> 2970-00-066-0; <b>Legal Description:</b> FONDAS ADD S 1/2 OF LOT 35 <b>Comments:</b> This two bedroom one bathroom home sits on approximately 0.10 acres of land. This is a corner lot. Wood siding could use a new paint job but in fair condition. Block foundation in fair shape as well. Shingles in fair condition. Small mudroom/front porch. Fenced in backyard. Large storage shed/building in the backyard. There is a concrete slab on the side of the home that looks like its used as a parking area. Incomplete construction inside home. This place needs some work but has potential. Could be a good small starter home. Quite area near the woods. Some of the floors were a bit wavy and need some attention. Fixer upper special. <b>Summer Tax Due:</b> \$513.73	42 ROCKFORD PL BATTLE CREEK;	\$4,400	

1261	<b>Parcel ID:</b> 3000-06-005-0; <b>Legal Description:</b> FOREST GLEN PLAT NO 1 BLK 6 LOTS 5 & 18 ((LOT 18 ASSESSED AS PARCEL 3000-06-018-0 IN 1997 & PRIOR)) <b>Comments:</b> This is a one story home that has been gutted due to fire damage. It sits on approximately 0.26 acres. This is a dangerous building with mushy floors in a couple spots. The roof needs repairs. Vinyl siding is good shape. There are lawn mowers and a trailer in the back yard. This place needs a lot of work. Fire Damage; Incomplete Construction; Dangerous Building; Personal Property; <b>Summer Tax Due:</b> \$289.06	181 HARRIS AVE BATTLE CREEK;	\$4,000	
1262	<b>Parcel ID:</b> 3000-08-004-0; <b>Legal Description:</b> FOREST GLEN PLAT NO 1 BLK 8 LOT 4, EXC SW 40 FT THEREOF <b>Comments:</b> This one story home in Battle Creek was occupied on last visit. Please be respectful if visiting this property. Roof looks to be in decent shape. as does the poured concrete foundation. There is a large backyard that is fenced in with chain link fencing. Nice large tree that provides ample shade. This could be a good starter home. <b>Summer Tax Due:</b> \$690.88	15 W GRAND CIRCLE AVE BATTLE CREEK;	\$5,400	
1266	<b>Parcel ID:</b> 3260-00-018-0; <b>Legal Description:</b> FRISBIES 4TH ADD LOT 18 <b>Comments:</b> This vacant lot is approximately 0.11 acres. Mostly grassy with a few trees around the edge of the property. Partially fenced in. There is a nice rock retaining wall next to the property on one side. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$561.45	79 SEIVOUR AVE BATTLE CREEK;	\$4,100	
1269	<b>Parcel ID:</b> 3490-00-075-0; <b>Legal Description:</b> ASSRS PLAT OF GOODALE ADD LOT 75 <b>Comments:</b> This vacant corner lot is approximately 0.20 acres. Mostly wooded lot with some grassy areas. Thick vegetation throughout the property. City utilities at the road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$39.11	HUBERT ST BATTLE CREEK;	\$850	
1270	<b>Parcel ID:</b> 3500-00-066-0; <b>Legal Description:</b> ASSRS PLAT OF GOODALE FARM LOT 55 <b>Comments:</b> This clean 2 bed 1 bath sits on approximately 0.21 acres. Gravel driveway leads to an attached 1 car garage. The vinyl siding and shingle roof are in fair condition. Large unfinished basement. 100 amp breaker box. Overall this place doesn't need much work to be move in ready. <b>Summer Tax Due:</b> \$1,154.58	43 GARDENIA ST BATTLE CREEK;	\$15,250	
1271	<b>Parcel ID:</b> 3560-00-067-0; <b>Legal Description:</b> GRAVES 2ND ADD LOT 44 <b>Comments:</b> This 3 bed 1 1/2 bath home sits on approximately 0.18 acres. This house needs a lot of work. The furnace is located where the dishwasher should be. There is incomplete construction throughout the home. Many of the ceilings and walls need to be fixed. Block foundation appears solid. Roof and siding are ok. <b>Summer Tax Due:</b> \$742.54	111 GREENWOOD AVE BATTLE CREEK;	\$5,700	
1272	<b>Parcel ID:</b> 3570-00-084-0; <b>Legal Description:</b> GRAVES 3RD ADD LOT 58 <b>Comments:</b> This 3 bed 1 bath home sits on approximately 0.18 acres. This place was boarded up tight. Good fixer upper. The roof and siding need some work. All mechanical and plumbing intact. Block foundation. 100 amp breaker box. Boarded; <b>Summer Tax Due:</b> \$467.63	275 PARKWAY DR BATTLE CREEK;	\$6,300	
1273	<b>Parcel ID:</b> 3630-07-678-0; <b>Legal Description:</b> PLAT OF GREENLAWN LOT 178 <b>Comments:</b> This clean 2 bed 1 bath house sits on approximately 0.08 acres. With a little work this could be a nice small home. Siding and roof are in decent shape. The furnace and water heater are intact. 100 amp breaker box. Overall fair condition. <b>Summer Tax Due:</b> \$638.98	40 FERNDALE CT BATTLE CREEK;	\$4,000	

1274	<b>Parcel ID:</b> 3720-00-003-0; <b>Legal Description:</b> HALL BROTHERS ADD LOTS 3 & 4 <b>Comments:</b> This vacant corner lot sits on approximately 0.33 acres. Could possibly be a commercial lot so do your homework. Gravel driveway is accessible from both Capitol Ave and Harrison St. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$388.23	SW CAPITAL AVE BATTLE CREEK;	\$3,000	
1275	<b>Parcel ID:</b> 3950-00-002-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 2 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant lot is approximately 0.17 acres. Mostly wooded with a small grassy area by the road. Not far from Goguac Lake. City utilities. <b>Summer Tax Due:</b> \$276.97	E HAZELWOOD CT BATTLE CREEK;	\$2,100	
1276	<b>Parcel ID:</b> 3950-00-003-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 3 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant urban lot sits on approximately 0.22 acres. Nice neighborhood. This lot is entirely wooded. Not far from Goguac Lake. City utilities. <b>Summer Tax Due:</b> \$317.97	E HAZELWOOD CT BATTLE CREEK;	\$2,300	
1277	<b>Parcel ID:</b> 3950-00-004-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 4 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant urban lot sits on approximately 0.23 acres. Not far from Goguac Lake. Nice Neighborhood. This lot is entirely wooded. City utilities. <b>Summer Tax Due:</b> \$358.98	E HAZELWOOD CT BATTLE CREEK;	\$2,500	
1278	<b>Parcel ID:</b> 3950-00-005-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 5 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant urban lot sits on approximately 0.22 acres. Nice neighborhood. Not far from Goguac Lake. Mostly wooded lot with thick vegetation. City utilities. <b>Summer Tax Due:</b> \$310.65	E HAZELWOOD CT BATTLE CREEK;	\$2,200	
1279	<b>Parcel ID:</b> 3950-00-008-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 8 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant urban lot sits on approximately 0.26 acres. This lot is entirely wooded. It is located near the end of a cul-de-sac. Not far from Goguac Lake. <b>Summer Tax Due:</b> \$328.62	E HAZELWOOD CT BATTLE CREEK;	\$2,300	
1280	<b>Parcel ID:</b> 3950-00-009-0; <b>Legal Description:</b> HAZELWOOD COURT CONDOMINIUM UNIT 9 (MASTER DEED RECORDED IN LIBER 1902, PAGE 743 & AMENDED IN LIBER 2790, PAGE 309) ((ASSESSED WITH 8960-19-047-1 IN 1996)) <b>Comments:</b> This vacant urban lot sits on approximately 0.25 acres. Located at the end of a cul-de-sac not far from Goguac Lake. City utilities. <b>Summer Tax Due:</b> \$339.12	E HAZELWOOD CT BATTLE CREEK;	\$2,400	
1281	<b>Parcel ID:</b> 41-028-036-01; <b>Legal Description:</b> ATHENS VILLAGE/T4S R8W, SEC 28: COM 1172.27 FT W OF SE COR OF SD SEC, W 65.23 FT N 189.0 FT E 65.23 FT S05DEG03'06"E 189.0 FT TO P.O.B. <b>Comments:</b> This vacant lot is approximately 0.28 acres of land. This property sits between a commercial lot and a home. There are some large trees on the South portion of the property. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$87.01	W. HOLCOMB ST./VACANT ATHENS;	\$2,000	

1283	<b>Parcel ID:</b> 4170-00-012-0; <b>Legal Description:</b> HOMELAND COS 2ND LOT 12 <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.12 acres. This home needs a new roof ASAP. There is damage throughout the home from the localized leaks in the roof. The kitchen floor is wonky. All mechanical is intact. There is a front porch and a mud room. Overall this place needs a lot of work but can be salvaged. Roof Issues; <b>Summer Tax Due:</b> \$572.89	48 HANCOCK CT BATTLE CREEK;	\$4,100	
1284	<b>Parcel ID:</b> 4230-00-039-0; <b>Legal Description:</b> HUTCHINSONS ADD LOT 38 <b>Comments:</b> This 2 bed 2 bath house sits on approximately 0.21 acres. Detached 1 car garage. Needs some stone work by the driveway. AC unit. Solid block foundation. There is a little mold in this house but it would be an easy cleanup because it hasn't taken over yet. City utilities. Mold; <b>Summer Tax Due:</b> \$861.24	227 LAUREL DR BATTLE CREEK;	\$14,500	
1286	<b>Parcel ID:</b> 43-120-233-00; <b>Legal Description:</b> ORIGINAL PLAT LOT 556. <b>Comments:</b> This two story home was occupied on last visit. Please be respectful if visiting this property. This two story home sits on approximately 0.20 acres of land. A paved cement driveway leads to an attached one car garage. There is also a garage/storage shed on the back portion of the property. Small wooden back porch. There is a large windowed mudroom/front porch. The mixture of stone and block foundation looks sound. Shingle roof looks ok. No major damage visible. Occupied; <b>Summer Tax Due:</b> \$1,959.74	305 E ADAMS HOMER;	\$5,200	
1287	<b>Parcel ID:</b> 43-130-005-00; <b>Legal Description:</b> HOMER TOWNSHIP T4S R4W SECTION 8 HOMER VILLAGE POWERS ADDITION, BLOCK 2, LOTS 11, 12, 13 & 14, ALSO A 66 FT WIDE STRIP OF LAND LYING BETWEEN BLOCKS 2 & 3, & A STRIP OF LAND BETWEEN N LINE OF BLOCK 3 & MCALRR R/W 1.55 AC +/- <b>Comments:</b> This property looks to be landlocked. It is part of a subdivision that wasn't completed. There is suppose to be a road to this property but it was never finished. It is approximately 1.61 acres of land. From the satellite imagery it looks to be completed wooded. This would be a good property foe <b>Summer Tax Due:</b> \$87.00	S BYRON (VACANT) HOMER;	\$1,500	
1288	<b>Parcel ID:</b> 4400-00-018-0; <b>Legal Description:</b> JC WILLIS ADD SE 49.5 FT OF LOT 16 <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.15 acres. There is extensive debris and garbage throughout the house. Overall this house is in poor condition. The floors are wonky. Unable to access the basement. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$490.39	431 UPTON AVE BATTLE CREEK;	\$3,100	
1289	<b>Parcel ID:</b> 4640-08-166-0; <b>Legal Description:</b> KERTSONS ADD TO FOSTER PARK LOT 66 <b>Comments:</b> This 2 bed 1 bath home sits on approximately 0.13 acres. The roof is in rough shape. Siding could use some work. The stone foundation appears solid from the outside. Unable to access the basement. There is isolated black mold that was probably caused from the roof leaking. Needs attention soon. Roof Issues; Sanitation Issues And Garbage; Mold; <b>Summer Tax Due:</b> \$869.52	336 WENTWORTH AVE BATTLE CREEK;	\$4,800	
1290	<b>Parcel ID:</b> 4640-08-213-0; <b>Legal Description:</b> KERTSONS ADD TO FOSTER PARK LOT 113 <b>Comments:</b> This 3 bed 2 bath home sits on approximately 0.12 acres. Located in a nice neighborhood. The roof is a little older but appears ok. Siding is in good shape. This home has some low ceilings. No basement. The floor and ceiling in the kitchen are a little wonky. Small shed in the back yard. Long paved driveway leading to the side of the house. Overall fair condition. <b>Summer Tax Due:</b> \$799.33	540 IROQUOIS AVE BATTLE CREEK;	\$4,900	



1292	<b>Parcel ID:</b> 51-000-156-00; <b>Legal Description:</b> ALBION CITY, ORIGINAL PLAT BLK 10, E 63' OF LOTS 6 & 7 ALSO VAC ALLEY BETWEEN. (509 N CLINTON ST) <b>Comments:</b> This 3 bed 1 bath home sits on approximately 0.32 acres. Solid block and poured concrete foundation. Corner lot. The detached 1 car garage is in poor condition. The house has extensive debris and garbage that needs to be cleaned up. Furnace and water heater are intact but may need some work. The siding and roof are both older. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$635.82	509 N CLINTON ST ALBION;	\$5,800	
1293	<b>Parcel ID:</b> 51-001-130-00; <b>Legal Description:</b> Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. ORIGINAL PLAT BEG ON S LINE ERIE ST 5 RDS W OF ITS INSEC WITH BERRIEN ST AS FORMERLY EXTENDED, TH S PARALLEL WITH BERRIEN ST TO THE GOTHIC MILL RACE, TH NWLY ALG THE MARGIN SD RACE TO S LINE OF ERIE S, TH E ALG S LINE OF ERIE ST TO BEG (PT LOT 1 BLK 66) (306 E ERIE ST) <b>Comments:</b> This very large home sites on approximately 0.21 acres. The entire house has been gutted down to the frame. The block walls could use some TLC. This is a very neat property that is going to require a lot of work. It is currently set up for 5 bedrooms. The structure of the building appears to be solid. Incomplete Construction; <b>Summer Tax Due:</b> \$1,347.62	306 E ERIE ST ALBION;	\$17,000	
1294	<b>Parcel ID:</b> 51-001-333-00; <b>Legal Description:</b> ALBION CITY, ORIGINAL PLAT BLK 79 LOT 3. BLK. 79 (106 E. ELM ST.) <b>Comments:</b> This property is currently occupied. Newer metal roof. Needs windows for the front porch. Mix of block and stone foundation. Next to a large commercial building. There is a tall 1 car garage/barn and a 2 car carport at the back of the property. The gutters need some attention. Overall it appears to be in fair condition. Occupied; <b>Summer Tax Due:</b> \$379.06	106 E ELM ST ALBION;	\$2,400	
1296	<b>Parcel ID:</b> 51-001-534-01; <b>Legal Description:</b> ALBION CITY, PART OF SEC 2 T3S-R4W BEG AT STK 33 FT S OF S LINE OF OAK ST TO E LINE OF CONCORD RD, E 66 FT S 50 FT W 66 FT N TO BEG. <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.08 acres. The property is located on a channel of the North Branch Kalamazoo River. It overlooks a nice park on the other side of the river. The inside of the house is in rough shape but it appears to have a solid foundation. The ceilings are caving in a couple places. Overall this place needs a lot of work. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$490.35	803 S MONROE ST ALBION;	\$4,300	
1297	<b>Parcel ID:</b> 51-001-571-00; <b>Legal Description:</b> ALBION CITY, SEC 3 BEG 33' W & 50' N OF SE COR OF NE N 52'-W 132'-S 52'-E TO POB. <b>Comments:</b> This 3 bed 2 bath house sits on approximately 0.16 acres. Roof and siding are in poor condition. The foundation appears solid. Furnace and water heater are intact. There is a 1 car detached garage with a shed built off the backside. Personal property inside the house. Overall this house needs a lot of work but is in fair condition. 100 amp breaker box. Personal Property; <b>Summer Tax Due:</b> \$488.88	806 S EATON ST ALBION;	\$4,500	

1298	<b>Parcel ID:</b> 51-001-627-01; <b>Legal Description:</b> BEG AT A PT DISTANT 660.00 FT N 89 DEG 00 (MAGNETIC) AND S 1 DEG 27' E 231 FT FROM A 1/4" BY 1-3/4" STAKE ON THE S LN OF ERIE ST AND THE N & S 1/4 LN OF SEC 3. TH S 1 DEG 27' E 170 FT; TH S 88 DEG 33' W AT RIGHT ANGLES 644.24 FT TO THE E'LY LN OF THE OLD L.S. & M.S. R.R.; TH N 24 DEG 54" E ALG SAID E'LY R.R. LN 530.91 FT TO THE S'LY LN OF W ERIE ST; TH SE'LY ON A 2 DEG CURVE TO THE LEFT 124.16 FT TH S 1 DEG 27' E 265.75 FT; TH S 89 DEG E 288.5 FT TO THE POB (EXCEPTING & RESERVING EASEMENTS, ETC. OF RECORD) <b>Comments:</b> This vacant lot is approximately 3.26 acres. It runs in between a power line and a home. The property is in the shape of a fat uppercase L. Mostly wooded with some grass by the road. City utilities. <b>Summer Tax Due:</b> \$153.44	929 W ERIE ST ALBION;	\$2,200	
1299	<b>Parcel ID:</b> 51-001-707-00; <b>Legal Description:</b> ALBION CITY, BEG INT AUSTIN AVE & ANN ST S 132'-W 102.5'-N 160'-SELY TO POB. L944 P 221 <b>Comments:</b> This 4 bed 2 bath home sits on a corner lot that is approximately 0.28 acres. Needs a lot of work. The roof has hole in it that is about a foot in diameter and needs repaired. Winterized in 2014. 100 amp breakers. The furnace and water heater have been removed. The block and poured concrete foundation appear solid. <b>Summer Tax Due:</b> \$264.86	501 AUSTIN AVE ALBION;	\$3,900	
1301	<b>Parcel ID:</b> 51-003-307-00; <b>Legal Description:</b> ALBION CITY, G F BUNDAY ADDITION BLK 4. LOT 17. <b>Comments:</b> This 2 bed 1 bath home sits on approximately 0.20 acres. Stucco siding. Shingles appear in decent shape but there are localized leaks in the roof that need repaired. There is a two track paved driveway that leads to a poured cement driveway. Attached 1 car garage in the back of the property. Block foundation appears solid. Older electrical fuses. Wood floors and newer plumbing. Overall this property has potential! Roof Issues; <b>Summer Tax Due:</b> \$673.06	1302 BARNES ST ALBION;	\$8,500	
1303	<b>Parcel ID:</b> 51-005-739-01; <b>Legal Description:</b> ALBION CITY, ASSESSORS PLAT OF HARTWELL ADDITION LOT 39 & 38. COMBINED ON 07/23/2007 WITH 13-51-005-738-00 INTO 13-51-005-739-01; <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.41 acres. 1 car attached garage. The roof and siding appear ok. Old hardwood floors throughout the main and upper levels. The stone and block foundation appears solid. The furnace has been removed. 100 amp breakers. <b>Summer Tax Due:</b> \$536.89	322 HARTWELL ST ALBION;	\$7,300	
1304	<b>Parcel ID:</b> 51-006-009-00; <b>Legal Description:</b> ALBION CITY, HAVEN LANE ADDITION LOT 9 & W 28 OF LOT 10 MCL211.27 \$5737 2002 <b>Comments:</b> Note: There is an open house at the property on Sunday, Aug 19 from 1:00pm - 3:00pm. This 3 bed 2 bath house is in good shape. It sits on approximately 0.48 acres. Great family neighborhood. The house has a unique layout with some neat high ceilings. There is a large brick fireplace in between the dining and living areas. Paved driveway leads to a nice 2 car garage that is attached to the home with a cool breezeway. There is also a large sunroom off the back of the garage. Partially finished basement. The bone structure and block foundation are both solid. Forced air. 100 amp breaker box. This is a unique property with a lot of potential! <b>Summer Tax Due:</b> \$1,275.50	502 HAVEN RD ALBION;	\$8,500	

1305	<b>Parcel ID:</b> 51-006-770-00; <b>Legal Description:</b> ALBION CITY IRWINS 2ND ADD BLK 5 LOTS 38-39-40 & 41 EXC BEG 21.5' S OF NE COR LOT 41-SW'LY ALNG 5.56 DEGREE CURVE TO LEFT WITH RADIUS OF 1028.8' & CHORD BEARING OF S 78 DEG 38' W 140' M/L TO INTERSECTION OF W LINE SD LOT 41' N OF SW COR SD LOT- S 41' TO SW COR SD LOT- NE'LY 141.3' M/L TO SE COR - N 32.5' TO POB. (1239 S DALRYMPLE) <b>Comments:</b> This vacant lot is approximately 0.72 acres. There is a nice city park across the street on the river. It is mostly surrounded by thick woods. Nice spot to build. All grassy lot with vegetation around the edge. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$93.32	1239 S DALRYMPLE ST ALBION;	\$1,600	
1306	<b>Parcel ID:</b> 51-006-929-00; <b>Legal Description:</b> ALBION CITY, IRWIN & HODGE ADDITION (409 MECHANIC) LOT 9. BLK 2. <b>Comments:</b> This 3 bed 1 bath house sits on approximately 0.19 acres. Mix of stone and poured concrete foundation appear solid. The roof and siding are in decent shape. The inside of the house is fairly clean. 100 amp breaker box. Overall this is a decent house. Lot # 1307 is next to this lot and is also being sold at auction. <b>Summer Tax Due:</b> \$533.88	409 MECHANIC ST ALBION;	\$5,200	
1307	<b>Parcel ID:</b> 51-006-930-00; <b>Legal Description:</b> ALBION CITY, IRWIN & HODGE ADDITION LOT 10 BLK 2. (411 MECHANIC STREET) <b>Comments:</b> Approximately 0.20 acres in the city of Albion. Mostly grassy with some bushes and a few large trees. Privacy fence along the back of the property. Next to lot #1306 which is also being sold at auction. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$74.10	411 MECHANIC ST ALBION;	\$3,900	
1312	<b>Parcel ID:</b> 51-007-765-02; <b>Legal Description:</b> ALBION CITY, A A MAGNOTTA'S ASSESSORS PLAT, EAST 5 FEET OF LOT 65. SPLIT FROM 007-765-01 WITH 007-75-01 ON 12-17-14 TO COMPLY WITH ORIGIANL LEGAL DESCRIPTION IN 1969 <b>Comments:</b> This small strip of land is approximately 0.02 acres of land. It sits in between two homes on Cooper Ct. Possible encroachments on each neighbor side. This is an unusual piece of land. One of the adjoining neighbors could buy this and make there property line a bit larger. Encroachments; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$10.52	704.5 COOPER CT ALBION;	\$950	
1313	<b>Parcel ID:</b> 51-007-780-00; <b>Legal Description:</b> ALBION CITY, A A MAGNOTTA'S ASSESSORS PLAT LOT 80. <b>Summer Tax Due:</b> \$441.09	710 HOAGLIN DR ALBION;	\$4,000	
1316	<b>Parcel ID:</b> 51-012-232-00; <b>Legal Description:</b> ALBION CITY, URBAN RENEWAL REPLAT 1 LOT 32. (612 S DALRYMPLE ST) <b>Comments:</b> This 2 bed 1 bath house sits on an approximated 0.19 acre corner lot. Issues with the roof have caused damage to the interior of the house. This is a solid block home. Electric and plumbing are still intact. Debris throughout the home. 100 amp breaker box. Sanitation Issues And Garbage; Roof Issues; <b>Summer Tax Due:</b> \$241.27	612 S DALRYMPLE ST ALBION;	\$1,900	
1317	<b>Parcel ID:</b> 51-012-930-00; <b>Legal Description:</b> ALBION CITY; WARNER & CHURCH ADD; BLK 90; BEG INT OF ELM & EATON STS.; W 74.25'; S 79.25'; E 74.25'; N TO BEG (301 W ELM) . . . <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.13 acres. The detached 1 car garage needs a new roof. Solid stone foundation. Nice roof and siding on the house. There is quite a bit of debris in the house. If cleaned and fixed up this house isn't bad at all. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$519.23	301 W ELM ST ALBION;	\$4,100	

1318	<b>Parcel ID:</b> 51-013-081-00; <b>Legal Description:</b> ALBION CITY, PART OF LOTS NO 11 & 12, BLOCK 101 WARNER & CHURCH'S ADDITION, ALSO DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WEST LINE OF ANN ST WITH THE SOUTH LINE OF CASS ST, TH SOUTH ALG W LINE OF ANN ST 75 FT, TH W 67.5 FT, TH N 75 FT TO CASS ST, TH E 67.5 FT ALG SOUTH LINE OF CASS ST TO POB <b>Comments:</b> This large house sits on an approximated 0.12 acre corner lot. Stone and block foundation appears solid. The roof could use some work in a few spots. The vinyl siding is in good shape. This property is currently occupied. Personal Property; Occupied; Beware Of Dog; <b>Summer Tax Due:</b> \$342.60	501 W CASS ST ALBION;	\$3,100	
1320	<b>Parcel ID:</b> 5160-00-044-0; <b>Legal Description:</b> PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2012. MAPLEWOOD PARK LOT 42, EXC S 80 FT ((COMBINED WITH #5160-00-043-0 IN 2008)) <b>Comments:</b> This corner parcel has been split from the house. Flowers, bushes, and other yard ornaments are on this property. City utilities at the road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$12.15	MAGNOLIA AVE BATTLE CREEK;	\$700	
1322	<b>Parcel ID:</b> 5270-00-059-0; <b>Legal Description:</b> MEACHEMS ADD E 30 FT OF LOT 54 <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.09 acres. The roof and siding are in good shape. Incomplete construction on the main level. Needs a kitchen installed. The ceilings on the second floor need work. Large cement driveway. The furnace doesn't appear to be in good shape. Water heater intact. 100 amp breaker box. Incomplete Construction; <b>Summer Tax Due:</b> \$571.75	155 W FOUNTAIN ST BATTLE CREEK;	\$4,600	
1323	<b>Parcel ID:</b> 5270-00-144-0; <b>Legal Description:</b> MEACHEMS ADD E 36FT OF LOT 117 & W 4 FT OF LOT 118 <b>Comments:</b> This vacant lot is approximately 0.12 acres. Mostly grassy lot that sits in between 2 homes. Road access from 2 streets. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$406.43	161 W RITTENHOUSE AVE BATTLE CREEK;	\$3,200	
1324	<b>Parcel ID:</b> 5270-00-146-0; <b>Legal Description:</b> MEACHEMS ADD E 22 FT OF LOT 118 & W 22 FT OF LOT 119 <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.13 acres. The property runs in between 2 roads. The roof appears to be newer. Metal siding is in good shape. There is a paved driveway with a wooden ramp leading to the backside of the house. Very large unfinished basement. The furnace doesn't look good. 100 amp breaker box. Overall this is a decent house if cleaned up. <b>Summer Tax Due:</b> \$616.43	155 W RITTENHOUSE AVE BATTLE CREEK;	\$4,000	
1325	<b>Parcel ID:</b> 5270-00-228-0; <b>Legal Description:</b> MEACHEMS ADD W 1/2 OF LOT 178 & N 1/2 OF VAC ALLEY LYING ADJ TO ELY 13.5 FT OF W 1/2 OF LOT 178 <b>Comments:</b> This house sits on approximately 0.11 acres. The block foundation appears to be solid The roof needs some work. This property is currently occupied. Be respectful if visiting. It looks as if the occupants are currently moving out. There are dogs inside the home. Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$550.03	173 BATTLE CREEK AVE BATTLE CREEK;	\$4,900	
1326	<b>Parcel ID:</b> 53-000-760-01; <b>Legal Description:</b> MARSHALL CITY, LOWER VILLAGE BLK 36 BEG AT A POINT 7 RDS NORTH OF THE SE COR, TH 1 RD NORTH, 4 RDS W, 1 RD S, 4 RDS E TO POB <b>Comments:</b> This vacant lot is approximately 0.02 acres of land. It is just West of South Jefferson Street. No road access was found when visiting this property. An adjoining property owner could pick this up and increase their lot size. No Road Access; <b>Summer Tax Due:</b> \$20.97	114 SPRUCE MARSHALL;	\$950	

1327	<b>Parcel ID:</b> 53-000-802-01; <b>Legal Description:</b> MARSHALL CITY, LOWER VILLAGE BLK 36 COM AT A PT 63 FT E OF INT OF S LINE OF HART ST & E LINE OF S EAGLE ST; TH E 3 FT; TH S 99 FT; TH W 3 FT; TH N 99 FT TO POB <b>Comments:</b> This vacant lot runs in between 3 homes. It is unbuildable and is approximately 0.007 acres. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$5.20	137 HART MARSHALL;	\$700	
1328	<b>Parcel ID:</b> 53-006-603-00; <b>Legal Description:</b> MARSHALL CITY, HURD'S ADDITION BLK 37 LOT 3 EXC S 5 LOT 3 & W 1 RD OF LOT 4 EXC S 5 RDS <b>Comments:</b> This property is currently occupied. The block foundation appears solid. There are 2 attached garages. Also 2 sheds near the back of the property that are in fair condition. There is some junk lying around. This is a corner lot. Overall it appears to be in fair condition. Occupied; <b>Summer Tax Due:</b> \$1,850.69	731 W HANOVER MARSHALL;	\$10,500	
1329	<b>Parcel ID:</b> 53-006-837-02; <b>Legal Description:</b> A PARCEL OF LAND IN THE NW 1/4 SEC 26, T2S, R6W, CITY OF MARSHALL, CALHOUN COUNTY, MI PART OF BLK 46 HURD'S ADDITION. COM AT THE SW CORNER OF BLK 47 HURD'S ADDITION; TH S 00 DEG 13' 08" E, 86.39 FT ALONG THE N-S 1/4 LINE OF SAID SEC 26 TO THE NW CORNER OR BLK 46 OF SAID HURD'S ADDITION; TH S 49 DEG 50' 00" E, 360.13 FT ALONG THE NE LINE OF SAID BLK 46 TO THE POB OF THE FOLLOWING DESC PARCEL; TH CONTINUING S 49 DEG 50' 00" E, 90.00 FT ALONG SAID NE LINE; TH S 40 DEG 10' 00" W 246.16 FT (RECORDED AS 264.00); TH N 49 DEG 50' 00"W, 90.00 FT; TH N 40 DEG 10' 00" E, 264.16 FT TO THE POB; SAID PARCEL CONTAINS 0.55 ACRES +/-, SAID PARCEL BEING SUBJECT OT ANY EASEMENTS OR RESTRICTIONS OF USE OR RECORD. <b>Comments:</b> This vacant lot is approximately 0.56 acres. Mostly grassy with some vegetation at the back of the property. Land slopes downward away from the road. City utilities. <b>Summer Tax Due:</b> \$388.67	907 VERONA MARSHALL;	\$4,500	
1331	<b>Parcel ID:</b> 5370-00-013-0; <b>Legal Description:</b> ASSRS REPLAT OF MERRITTS SUP TO BLK 2 N 70 FT LOT 13 EXC N 33 FT OF E 42 FT OF SD LOT <b>Comments:</b> This fixer upper duplex sits on approximately 0.15 acres. The ceilings are in need of repair and parts of the flooring. There is wood flooring throughout both homes. The furnace is intact but the water heater is lying horizontal. Siding is in decent shape. Old rusty metal roof. With some work this could be a good rental property. <b>Summer Tax Due:</b> \$807.49	78 ROSE ST BATTLE CREEK;	\$8,000	
1332	<b>Parcel ID:</b> 5370-00-082-0; <b>Legal Description:</b> ASSRS REPLAT OF MERRITTS SUP TO BLK 2 LOT 81 <b>Comments:</b> This church sits on approximately 0.08 acres. The block foundation and structure of the building are solid. The roof and siding are in good condition. Large concrete driveway. There is personal property inside the church. This property may possibly be occupied. Personal Property; Occupied; <b>Summer Tax Due:</b> TBA	27 FRANKLIN ST BATTLE CREEK;	\$1,000	
1336	<b>Parcel ID:</b> 5450-00-044-0; <b>Legal Description:</b> MILLERS ADD TO URBANDALE LOT 33 <b>Comments:</b> This unoccupied home may need to be torn down. It sits on approximately 0.45 acres. 3 bed 1 bath. Extreme sanitation and garbage issues. Condemned. Partially wooded property. Large grassy yard. Wooden deck off the back of the house. City utilities. Condemned; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$984.27	33 OAKLEY ST BATTLE CREEK;	\$4,000	

1344	<p><b>Parcel ID:</b> 6630-00-022-0; <b>Legal Description:</b> PHILLIPS ADD LOT 18 EXC PORTION LYING SLY OF A LI WHICH BEGINS ON WLY LI OF LOT 18 AT PT LYING 115 FT S OF S LI OF JACKSON ST AND RUNS TO PT ON W LI OF LOT 13, 135 FT S OF S LI OF JACKSON ST</p> <p><b>Comments:</b> This occupied 2 story home sits on approximately 0.18 acres. Please be respectful if visiting. Paved driveway leads to a one car garage. Mix of block and poured concrete foundation. siding is in decent shape. The roof looks older. Thick vegetation around half of the house. Occupied;</p> <p><b>Summer Tax Due:</b> \$753.87</p>	527 W JACKSON ST BATTLE CREEK;	\$5,800	
1345	<p><b>Parcel ID:</b> 6730-00-029-0; <b>Legal Description:</b> PIPERS ADD LOT 24</p> <p><b>Comments:</b> This two story home sits on approximately 0.20 acres of land. This house has three bedrooms and one bathroom. Stone foundation looks to be in fair condition. No large cracking visible. Front porch will need some work. Shingled roof needs some work as well. It sounded as if there were some small animals in the attic area possibly squirrels. Driveway runs along side of home and leads to an alley way behind home. There is access to this home from the front on South Broad St and the alley. This house will need a deep cleaning. Overall this house is in fair condition and will need some work/repairs. This house has some potential. It has good bones. Could use a updated renovation.</p> <p><b>Summer Tax Due:</b> \$580.38</p>	76 S BROAD ST BATTLE CREEK;	\$3,700	
1346	<p><b>Parcel ID:</b> 6810-02-008-0; <b>Legal Description:</b> POSTS ADD BLK 2 W 33 FT OF S 82.5 FT OF LOT 7 (ASSESSOR NOTES ONLY FKA: 43 POST AVE)</p> <p><b>Comments:</b> This vacant lot is approximately 0.06 acres of land. Mostly grassy with some thicker vegetation on the back portion of the lot. No trees. It looks as though there was a building on this land at some point but is no longer there. Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$9.56</p>	POST AVE BATTLE CREEK;	\$800	
1347	<p><b>Parcel ID:</b> 6810-08-004-0; <b>Legal Description:</b> POSTS ADD BLK 8 LOTS 4 &amp; 5 EXC W 10 FT OF LOT 4</p> <p><b>Comments:</b> This two story home sits on approximately 0.17 acres of land. There was a dog at this property so use caution and be respectful if you plan on visiting. Overall this house looks to be in good/fair condition. Paved concrete sidewalk leads to a large front mud room. The siding on the home will need some repairs. The roof looks older but overall looks to be in fair condition. Fenced in back yard. All utilities seemed to be still active. Occupied; Beware Of Dog;</p> <p><b>Summer Tax Due:</b> \$563.34</p>	187 POST AVE BATTLE CREEK;	\$4,400	
1350	<p><b>Parcel ID:</b> 6810-11-010-0; <b>Legal Description:</b> POSTS ADD BLK 11 LOT 10</p> <p><b>Comments:</b> This two story home sits on approximately 0.10 acres of land. It looks as though this home may have once been a duplex or was in the process of becoming one. There is a kitchen on the first and second floor. This home has two bedrooms and two bathrooms. The roof will need repairs. There are localized leaks throughout the home. Some mold has begun to form do to the excess moisture. The is debris inside and outside of the home. There is a large amount of personal property in this home. Siding is in fair condition as well as the foundation. A handy man could bring this house back to life. Mold; Personal Property; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$677.85</p>	105 INN RD BATTLE CREEK;	\$6,000	

1351	<p><b>Parcel ID:</b> 6810-12-032-0; <b>Legal Description:</b> POSTS ADD BLK 12 LOTS 32 &amp; 33 <b>Comments:</b> This two story home sits on approximately 0.21 acres of land. There are 3 bedrooms and 1.5 baths in this home. Shared paved concrete driveway runs along side of home and leads to a large two car garage. There is a boat in the garage. Garage block foundation looks solid. the Roof on the garage has some moss growing on it and may need a few repairs. Grassy back yard. The block foundation looks to be in good condition Nice wood work throughout the home. Large front mudroom/porch. Small grassy front lawn with sidewalk. Block foundation in good shape. 100 amp break box. Roof and siding are in fair condition. Fenced in backyard. Mechanical and plumbing look to be intact. Posted as winterized. This house has a lot of potential. Don't let this one slip away! <b>Summer Tax Due:</b> \$584.92</p>	105 MARJORIE ST BATTLE CREEK;	\$8,000	
1352	<p><b>Parcel ID:</b> 6810-13-018-0; <b>Legal Description:</b> POSTS ADD BLK 13 LOT 18 <b>Comments:</b> This two story home sits on approximately 0.10 acres of land. This home has three bedrooms and one bathroom. This house is a fixer upper but has a lot of potential. Nice hard wood floors on the main level. The siding will need some repairs. The roof seems to be in fair condition, it looks as though they were doing some work on it but stopped. Mix of stone/block/poured concrete foundation is in fair condition. Large front porch/mudroom. The back yard is fenced in. The basement has been harvested. The furnace and water heater have been removed. 100 amp break box. This handy man special has potential don't let it get away! Harvesting; <b>Summer Tax Due:</b> \$441.40</p>	118 MARJORIE ST BATTLE CREEK;	\$6,000	
1353	<p><b>Parcel ID:</b> 6810-15-022-0; <b>Legal Description:</b> POSTS ADD BLK 15 W 23 FT OF LOT 21, ALL OF LOT 22 <b>Comments:</b> This two story home sits on approximately 0.17 acres of land. This house has four bedrooms and one bathroom. This house is overall in good condition. Clean on the inside. We don't see ones like this all the time. Basically move in ready. Roof looks to be in good shape. No signs of leaking. Siding is in good shape as well. Block foundation looks solid. Everything in the house looks intact. Electric looks good. Breakers. Not much needs to be done on this house. This would be a great starter home. <b>Summer Tax Due:</b> \$682.27</p>	101 E KINGMAN AVE BATTLE CREEK;	\$4,800	
1354	<p><b>Parcel ID:</b> 6810-16-002-0; <b>Legal Description:</b> POSTS ADD BLK 16 LOT 2 <b>Comments:</b> This two story home sits on approximately 0.10 acres of land. This property was occupied on last visit. Please be respectful if visiting this property. There was a cat seen inside home. This is a large two story. There is a cement sidewalk that leads to a front porch. There is a large amount of vegetation on the sides of the home. A small dirt/gravel driveway leads to a wood gate. The roof looks like it will need some repairs in the near future. The siding looks to be in fair condition. The house looks like it will need some work but has some potential. Give this house a little TLC and see where you can take it. Occupied; <b>Summer Tax Due:</b> \$823.02</p>	104 POST AVE BATTLE CREEK;	\$5,200	
1355	<p><b>Parcel ID:</b> 6810-21-008-0; <b>Legal Description:</b> POSTS ADD BLK 21 E 1/2 OF LOT 7, ALL LOT 8 <b>Comments:</b> This house sits on approximately 0.15 acres of land. This home was occupied on last visit. Please be respectful if visiting this property. The roof looks to be in good condition as well as the siding. Large windowed front porch. Stone foundation looks sound. The utilities seem to be still active. There is a large fenced in backyard with a storage shed. Overall this house looks to be in good condition. This could be a good starter home. Occupied; <b>Summer Tax Due:</b> \$612.95</p>	64 E KINGMAN AVE BATTLE CREEK;	\$4,500	

1356	<p><b>Parcel ID:</b> 6820-02-022-0; <b>Legal Description:</b> POSTS 2ND ADD BLK 2 LOT 22</p> <p><b>Comments:</b> This two story home sits on approximately 0.10 acres of land. This house has three bedrooms and two bathrooms. Overall this house looks to be in good condition. The roof and siding both look to be in good condition. A new paint job would really spruce this home up. There are two kitchens in the home and also two breaker boxes which lead me to believe this home was once or was being turned into a duplex. This home has a lot of potential. A little TLC would go a long way. Mechanically sound Shared concrete driveway leads a a large detached two car garage. The garage is in poor condition and looks like it will need some repairs.</p> <p><b>Summer Tax Due:</b> \$817.66</p>	19 HIGHWAY ST BATTLE CREEK;	\$8,300	
1357	<p><b>Parcel ID:</b> 6820-03-013-0; <b>Legal Description:</b> POSTS 2ND ADD BLK 3 LOTS 13 &amp; 14</p> <p><b>Comments:</b> This two story home sits on approximately 0.19 acres of land. It has three bedrooms and 1.5 bathrooms. Wood floors throughout the home. The foundation is a mixture of stone and poured concrete. Wood siding on home in fair condition. The roof seems to be in fair condition as well. This house overall is in fair condition. A handy man would be able to bring this house back to its former glory. Concrete driveway runs along side of home and leads to a detached two car garage. A bit of harvesting has occurred here. No furnace or water heater. Harvesting; Boarded;</p> <p><b>Summer Tax Due:</b> \$703.98</p>	111 LATHROP AVE BATTLE CREEK;	\$8,100	
1358	<p><b>Parcel ID:</b> 6820-05-004-0; <b>Legal Description:</b> POSTS 2ND ADD BLK 5 LOT 4</p> <p><b>Comments:</b> This two story home sits on approximately 0.10 acres of land. Large four bedroom one bathroom home. This house overall is in poor condition and needs work. Poured concrete foundation is fair shape. Good bones on the home but needs a lot of cosmetic repairs. There is a lot of debris and garbage throughout the home. The roof and siding look like they need some work. Fenced in Backyard. 100 amp breaker. This house needs work any handy men looking for a project has found it here. A little TLC could bring this house back to life and could house a large family. Don't let this one slip away. Boarded; Roof Issues; Sanitation Issues And Garbage;</p> <p><b>Summer Tax Due:</b> \$693.52</p>	15 EUCLID AVE BATTLE CREEK;	\$8,500	
1359	<p><b>Parcel ID:</b> 7320-14-511-0; <b>Legal Description:</b> RICHARDS SUB OF RURAL PK LOT 11 EXC W 4 FT AND EXC E 2 FT THEREOF</p> <p><b>Comments:</b> This property is the dirt/gravel driveway that leads to a triplex. It is approximately 0.12 acres. City utilities. Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> \$105.29</p>	RICHARDS PL BATTLE CREEK;	\$1,400	
1360	<p><b>Parcel ID:</b> 7550-00-109-0; <b>Legal Description:</b> ROBERTS ADD TO BATTLE CREEK LOT 104, ALSO 1/2 OF VAC ALLE Y ADJ ON S</p> <p><b>Comments:</b> This lot is approximately 0.16 acres of land. This is a vacant lot that once had a house on it. The building was demo'd and removed from the property. All that is left is a few trees and some vegetation around the edges. This lot sit in between to homes. Vul - Vacant Urban Lot; Sev Not Accurate;</p> <p><b>Summer Tax Due:</b> \$17.25</p>	16 FOURTH ST BATTLE CREEK;	\$3,500	



1361	<b>Parcel ID:</b> 7680-00-009-0; <b>Legal Description:</b> SANDERSONS 2ND ADD LOT 7, EXC WLY 67.5 FT OF N 2 FT <b>Comments:</b> This two story building sits on approximately 0.13 acres of land. This house was occupied on last visit. There was a large dog inside the home. Please use caution and be respectful if visiting this property. Large open front porch. The shingled roof is in fair condition but looks like it will need some work. The gutters look like they need repairs as well. Stone foundation looks to be in fair condition no large cracks seen. Aluminum siding is in good shape. The back yard has a large wood porch and is fenced in. Concrete paved driveway runs along the side of the home and leads to a detached two car garage. This house is overall in fair/good condition. A little TLC would go a long way with this one. Could be a good home for a family. Occupied; Beware Of Dog; <b>Summer Tax Due:</b> \$597.06	34 WOODWARD AVE BATTLE CREEK;	\$7,800	
1362	<b>Parcel ID:</b> 7770-00-002-0; <b>Legal Description:</b> SCHRAMS SUB LOT 2 & W 5 FT OF LOT 1 <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.13 acres. The detached garage is unsafe and condemned. Property is Kitty Corner to Fred Jones Stadium. All mechanical is intact. Block foundation. Lots of garbage that needs cleaned out. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$578.27	209 PARKWAY DR BATTLE CREEK;	\$4,300	
1364	<b>Parcel ID:</b> 8070-00-026-1; <b>Legal Description:</b> SPAULDING'S ADD TO URBANDALE LOT 24, EXC S 14 FT THEREOF ((ASSESSED WITH 8070-00-027-0 IN 2001; ASSESSED WITH 8070-00-026-0 IN 2000)) <b>Comments:</b> This vacant lot sits on approximately 0.18 acres. It is located in between 2 homes. Mostly grassy with a few trees and some thick vegetation at the back of the property. It appears the neighbors driveway may extend on to this property. <b>Summer Tax Due:</b> \$44.59	MILLER AVE BATTLE CREEK;	\$950	
1365	<b>Parcel ID:</b> 8210-00-101-0; <b>Legal Description:</b> STILES FARM LOT 101 <b>Comments:</b> This two story home sits on approximately 0.10 acres of land. This home has three bedrooms and 1.5 bathrooms. Stone foundation looks to be in fair condition. Windowed front porch/ mudroom with some nice stone work. Wood siding is in fair shape. Shingled roof looks to be in fair condition but will need some repairs. There were some portions of the ceiling on the second floor that have fallen in which leads me to believe the roof has issues in these areas. There were some small amounts of mold found inside the home. This will need to be cleaned and removed. 100 amp breaker box. Small backyard. There was debris inside in the home. This house is in fair shape and needs some repairs but has a lot of potential. Fixer upper special. A handy man would enjoy this home. Mold; Roof Issues; <b>Summer Tax Due:</b> \$656.51	68 MARGARET ST BATTLE CREEK;	\$5,000	
1367	<b>Parcel ID:</b> 8300-00-084-0; <b>Legal Description:</b> TAYLORS ADD TO URBANDALE LOT 84 <b>Comments:</b> This barn sits on approximately 0.24 acres. Overall the storage barn is in good condition. The house that use to be with the barn was demolished. There is a cement pad where the house was. Personal property. City utilities. 100 amp breaker box. Personal Property; <b>Summer Tax Due:</b> \$172.29	79 MORGAN AVE BATTLE CREEK;	\$6,500	
1368	<b>Parcel ID:</b> 8300-00-152-0; <b>Legal Description:</b> TAYLORS ADD TO URBANDALE LOT 152 <b>Comments:</b> This one story home sits on approximately 0.19 acres of land. This house is in very poor condition. The roof has visible damage and will need repairs. Paved driveway leads to the home. Few Large trees in the front lawn. The house is filled with personal property. Personal Property; <b>Summer Tax Due:</b> \$380.45	310 MILLER AVE BATTLE CREEK;	\$7,200	

1369	<b>Parcel ID:</b> 8610-00-033-0; <b>Legal Description:</b> URBANDALE ADD N 85 FT OF LOT 20 <b>Comments:</b> This unoccupied 3 bed 2 bath house sits on approximately 0.25 acres. Needs a lot of work but has good potential. Solid poured concrete foundation. Shingles are in fair condition. Wood siding. Partially fenced in back yard. gravel driveway leading to a detached 1 car garage. <b>Summer Tax Due:</b> \$1,390.76	16 N HINMAN AVE BATTLE CREEK;	\$10,500	
1370	<b>Parcel ID:</b> 8610-00-071-0; <b>Legal Description:</b> URBANDALE ADD LOT 45 <b>Comments:</b> This occupied 2 story home sits on approximately 0.50 acres. If visiting please be respectful. Newer roof. Nice Vinyl siding. Block foundation appears to be solid. Cute wooden deck off the side of the house. City utilities all active. Nice shade from a few very large trees. Overall this home is in good condition. Occupied; <b>Summer Tax Due:</b> \$790.16	28 N HINMAN AVE BATTLE CREEK;	\$4,700	
1372	<b>Parcel ID:</b> 8870-00-157-0; <b>Legal Description:</b> WASHINGTON HEIGHTS N 54 FT OF S 59 FT OF LOT 150 & 151 <b>Comments:</b> This vacant lot is approximately 0.15 acres. It is fenced in except by the road. There use to be a house and garage on this property but they were demolished. Mostly grassy. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$21.53	195 ONEITA ST BATTLE CREEK;	\$5,100	
1373	<b>Parcel ID:</b> 8870-00-218-0; <b>Legal Description:</b> WASHINGTON HEIGHTS LOTS 211 & 212 <b>Comments:</b> This vacant lot sits on approximately 0.31 acres. It is located in between 2 homes. Large trees and vegetation around the outer edge of the property. Driveway entrance from the road. City utilities at road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$24.86	N KENDALL ST BATTLE CREEK;	\$1,200	
1374	<b>Parcel ID:</b> 8870-00-241-0; <b>Legal Description:</b> WASHINGTON HEIGHTS LOT 233 <b>Comments:</b> This large 2 story home sits on approximately 0.15 acres. This property is currently occupied. Please be respectful if visiting. The garage has been demolished. There is extensive debris leftover from it being torn down. The house appears to need a lot of work. Occupied; <b>Summer Tax Due:</b> \$757.00	267 ONEITA ST BATTLE CREEK;	\$4,600	
1375	<b>Parcel ID:</b> 9080-00-073-0; <b>Legal Description:</b> WELCHS 3RD ADD LOT 68 <b>Comments:</b> This house sits on approximately 0.14 acres. This property is currently occupied. Please be respectful if visiting. Wheelchair ramp leading to the front porch. The roof and siding are in fair condition. Poured concrete foundation. Utilities active. Occupied; <b>Summer Tax Due:</b> \$586.18	66 GRAND AVE BATTLE CREEK;	\$3,200	
1376	<b>Parcel ID:</b> 9100-00-065-0; <b>Legal Description:</b> WELCHS 5TH ADD LOT 50, EXCELY 71 FT THEREOF <b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.06 acres. Needs a lot of work. Harvested. The roof appears to be ok. Siding is in rough shape. Walls, ceilings, and floors all need fixed. Needs a kitchen installed. The stairs to the basement need work. Overall poor condition. Incomplete Construction; <b>Summer Tax Due:</b> \$397.15	689 W VANBUREN ST BATTLE CREEK;	\$5,900	
1377	<b>Parcel ID:</b> 9140-19-557-0; <b>Legal Description:</b> WELCHS LAKESHORE SUBDIV LOT 57 <b>Comments:</b> This vacant lot is approximately 0.32 acres. It is mostly grassy with a couple bushes and a few large trees. There is a gravel driveway entrance from the road. Nice spot to build. <b>Summer Tax Due:</b> \$646.81	CHARLES E PL BATTLE CREEK;	\$5,900	

1378	<p><b>Parcel ID:</b> 9280-00-109-0; <b>Legal Description:</b> WEST END ADD LOT 82</p> <p><b>Comments:</b> This 2 bed 1 bath house sits on approximately 0.20 acres. Overall this home is fairly clean. Mechanical and plumbing are intact. Block foundation appears solid. The siding is in fair condition but the roof could use some work. The paved driveway leads to a large storage shed. Nice wooden porch off the back of the house. 100 amp breaker box.</p> <p><b>Summer Tax Due:</b> \$624.53</p>	236 PARISH ST BATTLE CREEK;	\$6,600	
1380	<p><b>This lot is a "bundle" comprised of 37 parcels</b></p> <p><i>(1 of 37)</i> <b>Parcel ID:</b> 04-440-012-00; <b>Legal Description:</b> BEDFORD TWP. ORCHARD PARK NO.6 LOT 215 <b>Comments:</b> ATTENTION: NO ONLINE BIDDING FOR THIS PARCEL. This lot is being sold as a bundle, meaning you must purchase all or none of the properties listed in this sale. It is a requirement of of this sale that a purchaser must demolish, remediate, rehabilitate or repurpose this property as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and the removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study. Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a</p>	183 SAR0ATOGA AVE BATTLE CREEK;  51 BLANCH ST BATTLE CREEK;  19 TENNYSON AVE BATTLE CREEK;  36 CHESTNUT ST BATTLE CREEK;  169 BRADLEY BATTLE CREEK;  27 FONDA AVE BATTLE CREEK;  23 RIDGE ST BATTLE CREEK;  15 N WABASH AVE BATTLE CREEK;  416 UPTON AVE BATTLE CREEK;  64 SCENERY AVE BATTLE CREEK;  92 MEACHEM AVE BATTLE CREEK;  309 S. CAPITAL ATHENS;  37 CHARLOTTE ST BATTLE CREEK;	\$259,500	

performance bond in the amount of \$757,224.00 The performance bond shall be made out in favor of the Office of the Calhoun County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU.

411 S IONIA ST  
ALBION;

1017 MAPLE ST  
ALBION;

612 W  
CHESTNUT ST  
ALBION;

604 W  
BROADWELL  
ST ALBION;

608 W  
BROADWELL  
ST ALBION;

610 W  
BROADWELL  
ST ALBION;

1507 COOPER  
ST ALBION;

312 FITCH ST  
ALBION;

1015  
JEFFERSON ST  
ALBION;

45 COLLEGE  
ST BATTLE  
CREEK;

29 WENDELL  
ST BATTLE  
CREEK;

799 W  
MICHIGAN AVE  
SPRINGFIELD;

481 UPTON  
SPRINGFIELD;

255 MAIN ST  
BATTLE  
CREEK;

HIGH ST  
BATTLE  
CREEK;

51 SHEPARD  
ST BATTLE  
CREEK;

(2 of 37) **Parcel ID:** 0520-00-052-0; **Legal Description:** AMENDED PLAT OF AL E CUMMINGS ADD LOTS 39 & 40

(3 of 37) **Parcel ID:** 1530-00-014-0; **Legal Description:** ASSRS REPLAT OF CALDWELLS ADD LOT 14 EXC NWLY 2.33 FT

(4 of 37) **Parcel ID:** 1640-00-053-0; **Legal Description:** CHAS MERRITTS ADD PART OF W 165 FT OF LOT 38: BEG W LI OF LOT 38 DIST 66 FT N OF SW COR OF SD LOT - CONTN N TO PT 103.58 FT S OF NW COR OF SD LOT - ELY TO PT ON E LI OF SD W 165 FT AT PT 1/2 WAY BET S LI OF SD LOT & S LI OF CALHOUN ST - S 1/4 OF THE DISTANCE BET S LI OF SD LOT & S LI OF CALHOUN ST, 48.55 FT M/L - SWLY TO POB

(5 of 37) **Parcel ID:** 18-300-274-00; **Legal Description:** PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 274 CONVIS SECOND ADD.

(6 of 37) **Parcel ID:** 2970-00-020-0; **Legal Description:** FONDAS ADD POB NE COR OUTLOT D OF FONDAS ADD W 307.73FT - S 161.55 FT - W 66 FT - N 414.15 FT TO SW COR LOT 1 - E 78 FT - S 68.26 FT - E 228 FT TO WLY R/W PENN CRR - SELY ALG SD R/W TO POB, ALSO LOTS 2 THRU 10, LOTS 25, 26 & 27, LOTS 43 THRU 48 & VAC OAKLAND FROM W R/W OF FONDA ST TO WLY R/W OF PENN CENTRAL RR, ALSO N 132 FT OF VAC PAULINE ST, ALSO OUTLOT D

(7 of 37) **Parcel ID:** 3000-09-017-0; **Legal Description:** FOREST GLEN PLAT NO 1 BLK 9 LOT 17

(8 of 37) **Parcel ID:** 3200-00-019-0; **Legal Description:** ASSRS PLAT OF FRENCHS SUB LOT 17

(9 of 37) **Parcel ID:** 3240-00-041-0; **Legal Description:** FRISBIES 2ND ADD NW 6.1 FT OF LOT 37 & SE 43.9 FT OF LOT 38

(10 of 37) **Parcel ID:** 3280-00-104-0; **Legal Description:** FRISBIES SOUTH SIDE ADD LOT 91, & N 1/2 OF LOT 92 ((N 1/2 OF LOT 92 ASSESSED WITH

3280-00-1 05-0 IN 1983 THRU 1996))

(11 of 37) **Parcel ID:** 3290-00-010-0; **Legal Description:** ASSRS PLAT OF FRISBIES SUB OF LOT 69 & LOTS 10-11 EXC S 5.6 FT OF E 45 FT LOT 11

45 W BALDWIN  
AVE BATTLE  
CREEK;

(12 of 37) **Parcel ID:** 41-034-054-00; **Legal Description:** ATHENS VILLAGE/T4S R8W, SEC 34: ORIGINAL PLAT; BLK 10, LOT 3 & S 16.5 FT OF LOT 2.

65 W  
MEADOWLAWN  
AVE BATTLE  
CREEK;

(13 of 37) **Parcel ID:** 5090-00-017-0; **Legal Description:** MAPLE ST ADD LOT 17

W JACKSON ST  
BATTLE  
CREEK;

(14 of 37) **Parcel ID:** 51-001-379-01; **Legal Description:** ALBION CITY, ORIGINAL PLAT BLK 82 LOTS 9 & 10 COMBINED ON 01/22/2014 FROM 51-001-379-00, 51-001-380-00;

201 POST AVE  
BATTLE  
CREEK;

(15 of 37) **Parcel ID:** 51-001-959-00; **Legal Description:** ALBION CITY, A PART OF SEC 35. BEG 26 RDS N OF CEN OF SEC 35, TH N ALG CEN OF SEC 110 FT; TH W 231 FT; TH S 110 FT; TH E 231 FT TO BEG.

246 LATHROP  
AVE BATTLE  
CREEK;

(16 of 37) **Parcel ID:** 51-004-024-03; **Legal Description:** ALBION CITY, DAUGHERTY ADDITION W 67.65 FT OF THE S 1/2 OF LOT 24. (612 W CHESTNUT)

54 BENNETT  
ST BATTLE  
CREEK;

(17 of 37) **Parcel ID:** 51-007-706-00; **Legal Description:** ALBION CITY, MAGNOTTA'S ASSESSORS PLAT (604 W BROADWELL) LOT 6.

ROSENEATH  
AVE BATTLE  
CREEK;

(18 of 37) **Parcel ID:** 51-007-707-00; **Legal Description:** ALBION CITY, MAGNOTTA'S ASSESSORS PLAT (608 W BROADWELL) LOT 7.

(19 of 37) **Parcel ID:** 51-007-708-00; **Legal Description:** ALBION CITY, MAGNOTTA'S ASSESSORS PLAT (610 W BROADWELL) LOT 8.

213 HOWLAND  
ST BATTLE  
CREEK;

(20 of 37) **Parcel ID:** 51-007-760-00; **Legal Description:** ALBION CITY, A A MAGNOTTA'S ASSESSORS PLAT LOT 60.

(21 of 37) **Parcel ID:** 51-008-220-00; **Legal Description:** ALBION CITY, MUNROE ADDITION LOT 20. (312 FITCH ST) **Comments:** This 4 bed 1 bath home sits on approximately 0.20 acres. The house needs a new roof and new siding. There is some black mold in the house caused from localized leaks in the roof. Gravel driveway leads to a 1 car detached garage that is in fair condition. There is a long wheelchair ramp leading to the front porch. Sanitation Issues And Garbage; Mold;

(22 of 37) **Parcel ID:** 51-010-577-00; **Legal Description:** ALBION CITY, SCHUMACHER ADDITION LOT 77. (1015 JEFFERSON ST.)

(23 of 37) **Parcel ID:** 5240-00-067-0; **Legal Description:** MC CAMLYS ADD E 72 FT OF LOT 48, ALSO E 72 FT OF N 1/4 OF LOT 47

(24 of 37) **Parcel ID:** 5350-00-086-0; **Legal Description:** MERRITTS ADD LOT 47

(25 of 37) **Parcel ID:** 54-070-003-00; **Legal Description:** SP CITY, ASSR PL EDGEWATER LOTS, 5, 6 & 7.

(26 of 37) **Parcel ID:** 54-290-053-00; **Legal Description:** SP CITY, WHITCOMB SUPR PL, LOT 75 \*\*\* TIFA-B 86 SEV 4,600 \*\*\*

(27 of 37) **Parcel ID:** 5650-00-057-0; **Legal Description:** PART OF LOT 23 OF

PLAT OF MOTT'S ADD: BEG NW COR OF SD LOT SELY ALG ELY LI OF MAIN ST DIST OF 74.5 FT NELY TO PT ON NLY LI OF LOT 23 DIST 106 FT WLY OF NE COR OF LOT 23 WLY ALG N LI OF LOT 23 TO POB

(28 of 37) **Parcel ID:** 5660-00-095-1; **Legal Description:** MOTTS 2ND ADD W 26 FT OF LOT 64 & ALL OF LOT 65 **Comments:** This vacant lot is approximately 0.28 acres of land. Grassy lot with a lot of vegetation in the back portion. Paved driveway access from the road. There are a few large trees on the property that provide ample shade. Nice spot to build. Vul - Vacant Urban Lot;

(29 of 37) **Parcel ID:** 5790-00-057-0; **Legal Description:** NICHOLS & SHEPARD AMENDED ADD W 1/2 OF LOT 49

(30 of 37) **Parcel ID:** 6030-00-089-0; **Legal Description:** NORTH WASHINGTON HEIGHTS LOT 88

(31 of 37) **Parcel ID:** 6290-00-184-0; **Legal Description:** ASSRS PLAT OF ORCHARD PARK LOT 184

(32 of 37) **Parcel ID:** 6630-00-018-0; **Legal Description:** PHILLIPS ADD LOT 15 EXC SLY PT TO CITY DESC AS ALL THAT PART OF LOT 15 LYING S OF A LINE WHICH BEGINS AT A PT ON WLY LINE OF LOT 18 OF PHILLIPS ADD 115 FT SLY FROM S LINE OF JACKSON ST & RUNS TO A PT ON WLY LINE OF LOT 13 OF PHILLIPS ADD 135 FT SLY FROM S LINE OF JACKSON ST

(33 of 37) **Parcel ID:** 6810-09-002-0; **Legal Description:** POSTS ADD BLK 9 LOT 2 & N 8 FT OF LOT 1

(34 of 37) **Parcel ID:** 6810-10-011-0; **Legal Description:** POSTS ADD BLK 10 LOT 11

(35 of 37) **Parcel ID:** 8040-00-148-0; **Legal Description:** ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 146

(36 of 37) **Parcel ID:** 8870-00-147-0; **Legal Description:** WASHINGTON HEIGHTS LOT 141 **Comments:** This vacant lot is approximately 0.19 acres. It is located next to a church. Mostly grassy lot with some thick vegetation and large trees towards the back of the property. Vul - Vacant Urban Lot;

(37 of 37) **Parcel ID:** 9530-00-015-0; **Legal Description:** WICKS SUB N 50 FT OF LOTS 15 & 16 ALL OF LOT 14

**Summer Tax Due:** \$20,707.62







**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.