

Public Land Auction

Kalamazoo/Barry

September 11th, 2018

Barry and Kalamazoo Counties



Location:

Kalamazoo County Expo Center
2900 Lake St, Kalamazoo, MI 49048

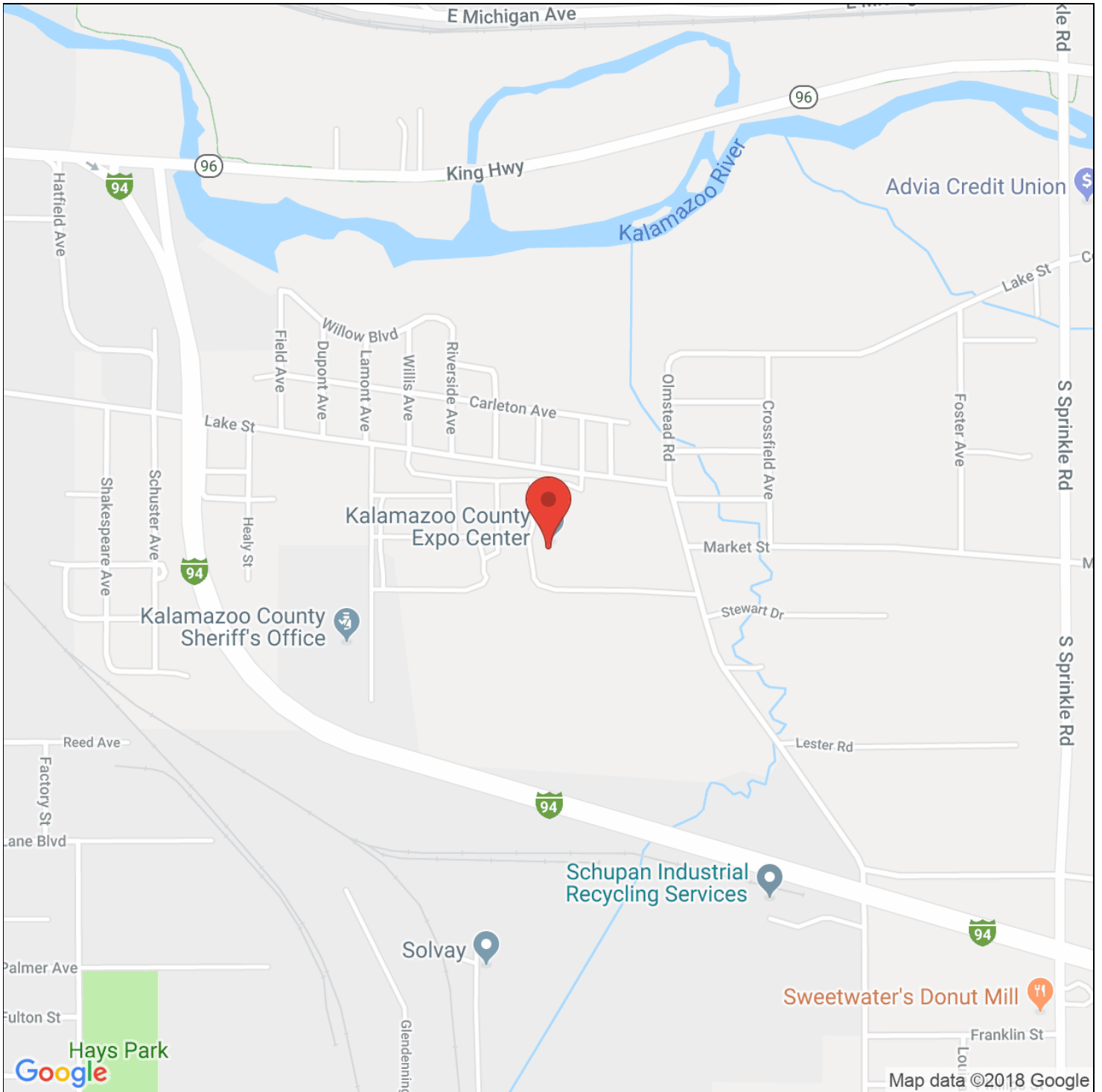
Time:

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

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

Auction Location

Kalamazoo County Expo Center: 2900 Lake St, Kalamazoo, MI 49048





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://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

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

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Barry

Lot #	Lot Information	Address	Min. Bid	Sold For
700	Parcel ID: 04-065-000-027-02; Legal Description: S 1/2 LOT 27, CULBERTS PLAT NO. 4 Comments: Unable to take indoor pictures as is occupied. Assessment Balance Due; Summer Tax Due: \$329.42	57 ISLAND CT HASTINGS;	\$7,200	
701	Parcel ID: 05-021-035-00; Legal Description: W 1/2 SE 1/4 SEC 21-3-7. EXC S 345 FT OF W 300 FT THEREOF. 77.62 ACRES Summer Tax Due: \$647.23	7525 THORNAPPLE LAKE RD NASHVILLE;	\$9,400	
702	Parcel ID: 05-028-060-00; Legal Description: PAR 4 COM S 69DEG 30MIN W 300 FT FROM N 1/4 PST SEC 28-3-7 TH S 69DEG 30MIN W 100 FT TH S 15 RDS TO CEN RIV TH N 69DEG 30MIN E 100 FT TH N 15 RDS POB. Summer Tax Due: \$14.92	THORNAPPLE LAKE RD;	\$800	
703	Parcel ID: 05-100-000-011-00; Legal Description: LOT 11 DULLS PLAT NO1 Comments: This home needs to be torn down! Most floors inside home have collapsed. Summer Tax Due: \$204.97	2029 SUPERIOR DR NASHVILLE;	\$2,300	
704	Parcel ID: 06-120-001-00; Legal Description: LOTS 1 & 5 BARRY PLAT (05) Summer Tax Due: \$121.48	DAVID AVE HASTINGS;	\$2,300	
705	Parcel ID: 07-016-006-52; Legal Description: HOPE TWP. SEC 16-2-9 COM AT NW COR OF S 1/2 OF SW 1/4 TH N 89 DEG 53' 02" E ALG CNTR LN HINE RD 532.00 FT TH S 00 DEG 06'58" E PAR TO W SEC LN 706.65 FT TO POB TH CONT S 00 DEG 06'58" E PAR WTH W SEC LN 240.00 FT TH S 89 DEG 53'02" W PAR WTH CNTR LN 466.00 FT TO E LN SUNSET DR TH N 00 DEG 06'58" W ALG SD E LN 240 FT TH 89 DEG 53'02" E 466 FT TO POB SBJT TO INGRESS/EGRESS OF RCD ON FILE. SPLT FR:007-016-006-50 1997 2.57 AC Comments: Nice wooded lot Assessment Balance Due; Summer Tax Due: \$35.62	LAKEFRONT DR DELTON;	\$5,300	
706	Parcel ID: 07-016-006-54; Legal Description: HOPE TWP SEC 16-2-9 COM AT NW COR OS S 1/2 SW 1/4 OF SEC TH N 89 DEG 53'02" E ALG CNTR LN HINE RD 532 FT TH S 00 DEG 06'58" E PAR WTH W LN OF SEC 946.65 FT TOPOB. TH CONT S 00 DEG 06'58" E PAR WTH W SEC LN 96.08 FT TO PT WHICH LYS N 15 DEG 09' W 200 FT FM N LN SUNSET DR. TH S 74 DEG 51'00" W 475.43 FT TO E LN OF SUNSET DR TH 54.28 FT ALG SD DR ARC & CURVETO RT RADIUS IS 200 FT CHORD BRS N 7DEG 37'59" W 52.33 FT TH N 00 DEG 06'58" W ALG E LN SUNSET DR 167.52 FT TH N 89DEG 53'02" E 466 FT TO POB SBJT TO INGRESS/EGRESS OF RCD ON DEED. BEING 1.69 AC SPLT FR: 007-016-006-50 Assessment Balance Due; Summer Tax Due: \$23.92	LAKEFRONT DR DELTON;	\$5,200	
707	Parcel ID: 07-029-022-40; Legal Description: COMM PT ON E & W 1/4 LI SEC 29-2-9 S 89 DEG 57' 21" E 1319.9 FT FROM W 1/4 POST FOR POB, TH S 89 DEG 57' 21" E 687.95 FT ALG E & W 1/4 LI TH S 00DEG 22'17" E 341.88 FT TH N 89DEG 44'36" W 686.52 FT TH N 00DEG 36'58" W 339.34 FT PAR WTH W W LN SD SEC TO POB PLUS REST OF RCD WTH ESMT INGRESS/EGRESS OVER THE W 66 FT THERE OF BEING 5.2 AC Comments: Nice wooded area. Needs road to be finished to get back to it. Assessment Balance Due; Summer Tax Due: \$128.94	ANCHOR DR DELTON;	\$2,000	

708	Parcel ID: 07-160-016-00; Legal Description: HOPE TWP LOT 20, LAKEWOOD ESTATES LOT. Comments: Swamp lot Swamp Lot; Assessment Balance Due; Summer Tax Due: \$31.55	MAPLEWOOD DR DELTON;	\$1,400	
709	Parcel ID: 07-160-075-00; Legal Description: HOPE TWP LOT 90, LAKEWOOD ESTATES LOT. Comments: Wooded lot Assessment Balance Due; Summer Tax Due: \$28.05	OAKWOOD DR DELTON;	\$1,300	
710	Parcel ID: 07-160-127-28; Legal Description: HOPE TWP LOT 193 LAKEWOOD ESTATES Comments: Swamp lot Swamp Lot; Assessment Balance Due; Summer Tax Due: \$5.56	MAPLEWOOD DR DELTON;	\$950	
711	Parcel ID: 07-160-327-00; Legal Description: LOTS 155 & 156 LAKEWOOD ESTATES (2012) Comments: Swamp lot Swamp Lot; Assessment Balance Due; Summer Tax Due: \$21.03	MAPLEWOOD DR DELTON;	\$1,200	
712	Parcel ID: 07-330-013-00; Legal Description: HOPE TWP LOT 39, TECHLAND (SUP. PLAT). LOT. Comments: Old cottage needs lots of work with great lakefront. Assessment Balance Due; Summer Tax Due: \$212.56	FLOWER DR DELTON;	\$10,250	
713	Parcel ID: 11-023-011-00; Legal Description: . ORANGEVILLE TWP COMM AT SE COR N 25 ACRES W 1/2 SE 1/4 SEC 23-2-10 FOR POB, TH W 20 RDS, TH N 8 RDS, TH E 20 RDS, TH S 8 RDS TO P.O.B. 1 A. Comments: Old foundation on parcel Summer Tax Due: \$38.37	GUERNSEY LAKE RD DELTON;	\$1,100	
714	Parcel ID: 13-230-081-00; Legal Description: RUTLAND TOWNSHIP OUTLOT B SMITH'S LAKEVIEW ESTATES Comments: Wooded lot. Could be buildable Summer Tax Due: \$90.57	NORWAY AVE HASTINGS;	\$1,900	
715	Parcel ID: 13-230-082-00; Legal Description: RUTLAND TOWNSHIP OUTLOT C SMITH'S LAKEVIEW ESTATES Comments: Wooded lot. Could be buildable Summer Tax Due: \$90.57	NORWAY AVE HASTINGS;	\$1,900	
716	Parcel ID: 16-020-012-00; Legal Description: COM W 1/4 PO SEC 20 T3NR10W TH N 90*00' E 1586.0' TO POB TH S 02*07'57" E 717.0; TH NE'LY IN CENTER OF CREEK TO E-W 1/4 LI, TH S 90*00' W TO POB. Comments: Swamp land Swamp Lot; Summer Tax Due: \$8.43	W M-179 HWY MIDDLEVILLE;	\$700	
717	Parcel ID: 16-245-019-00; Legal Description: LOT 19 YANKEE SPRINGS HIGHLANDS Comments: Very nice log cabin style house with outbuildings. Could not get any more pictures because of being occupied and dogs on the property. Occupied; Summer Tax Due: \$755.09	12955 BOWENS MILL RD WAYLAND;	\$2,900	
718	Parcel ID: 52-000-037-00; Legal Description: THAT PART OF GREGG'S RESERVE VILLAGE OF NASHVILLE DESC AS: COM 82.5FT N OF NE COR LOT 40 VILLAGE OF NASHVILLE FOR POB; TH W 132FT, TH N 55FT, TH E 132FT, TH S 55FT TO POB. 0.167 ACRES Comments: Two story home with detached garage in back Occupied; Assessment Balance Due; Summer Tax Due: \$1,368.39	341 N STATE ST NASHVILLE;	\$6,900	
719	Parcel ID: 52-002-235-00; Legal Description: A PARCEL 471 FT E & W AND 330 FT N & S OUT OF SE COR OF W 50 A OF S 1/2 SE 1/4 SEC 26-3-7. Comments: Large home with lots of rooms and space. Needs finishing touches and lots of TLC. Basement seems to have water seepage. Possible mold issues. Assessment Balance Due; Summer Tax Due: \$1,862.11	9711 BRUMM RIVER DR NASHVILLE;	\$26,750	

720	Parcel ID: 52-100-034-00; Legal Description: LOT 34 ASSESSOR'S PLAT #1 IN THE VILLAGE OF NASHVILLE. 0.136 ACRES Comments: Empty lot. house recently torn down. Summer Tax Due: \$508.24	222 S MAIN ST NASHVILLE;	\$17,500	
721	Parcel ID: 55-220-013-00; Legal Description: LOTS 1 & 2 BLK 5, EASTERN ADD; EX E 66' X 132' FT; EX THOSE PARTS LYING W OF FALL CREEK. SEC 17 T3N R8W (89) Comments: Vacant lot Summer Tax Due: \$652.04	224 E GREEN HASTINGS;	\$6,700	
722	Parcel ID: 01-015-014-00; Legal Description: COM 13 RDS E OF SW COR SEC 15-1-7 TH E 44 FT N 6 RDS 10 LKS W 44 FT S 6 RDS 10 LKS TO BEG. Comments: Wooded lot Summer Tax Due: TBA	8030 TASKER RD BELLEVUE;	\$100	
723	Parcel ID: 10-022-445-00; Legal Description: S 1 ACRE OF N 45 ACRES E 1/2 SE 1/4 SEC 22 T2N R7W. Comments: Small strip, possible easement? Summer Tax Due: TBA	GUY RD NASHVILLE;	\$1,000	
724	Parcel ID: 11-018-427-00; Legal Description: THE E 20 AC OF THE W 40 AC OF THE S 65 AC OF THE W 1/2 SE 1/4 SEC 18 T2N R10W. EX THE S 2112FT THEREOF. 0.31 ACRES +/- Comments: Wooded lot appears to be landlocked Summer Tax Due: TBA	W 9 MILE RD SHELBYVILLE;	\$100	
725	Parcel ID: 16-029-425-00; Legal Description: COM 609.4FT N86*20'E & 33FT S OF CENTER SEC 29 T3N R10W TH S 194FT TH N53*30'E 116.06FT TO POB; TH N53*30'E 45FT TH N 1.72FT TH S86*20'W 35FT TH S TO POB. Comments: Unbuildable piece Summer Tax Due: TBA	S OAKLEIGH ST MIDDLEVILLE;	\$200	

Kalamazoo

Lot #	Lot Information	Address	Min. Bid	Sold For
3100	Parcel ID: 01-25-330-250; Legal Description: HICKORY HILL LOT 24 Comments: This vacant lot sits on approximately 0.72 acres. Mostly wooded lot with thick vegetation. The property gradually widens the further away from the road you get. In a nice neighborhood in between 2 houses. Summer Tax Due: \$91.69	RAVINE RD KALAMAZOO;	\$1,500	
3104	Parcel ID: 04-21-120-110; Legal Description: TURPIN PLAT LOT 11 * Comments: This vacant lot is approximately 1.41 acres off M-89. Not even a mile away from the desired Gull Lake. Great building site. Partially wooded with a good size clearing in the middle of the property. There is a power line that runs parallel with the road through the property. Towards the back there is an old camper that is in personal property. Summer Tax Due: \$113.34	13071 M-89 AUGUSTA;	\$2,400	
3105	Parcel ID: 04-34-420-020; Legal Description: VILLAGE OF AUGUSTA ALL OF BLK 7 * BLK 7 RANGE 4 = V2 67 Comments: This property is landlocked. Approximately 0.69 acres of land. No Road Access; Summer Tax Due: \$10.65		\$550	
3106	Parcel ID: 05-26-380-071; Legal Description: SEC 26-2-12 COM IN N&S1/4 LI 287.15FT N 0 DEG 33 MIN E OF S1/4 POST TH N 89 DEG 27 MIN W 487FT FOR PL BEG TH N 89 DEG 27 MIN W 43.97FT TH N 0 DEG 33 MIN E 561.88FT TH S 89 DEG 27 MIN E 23.07FT TH S 0 DEG 33 MIN W 340FT TH S 89 DEG 27 MIN E 161.7 FT TH S 0 DEG 33 MIN W 30.64FT N 89 DEG 27 MIN W 5.8FT TH N 0 DEG 33 MIN E 19FT TH N 89 DEG 27 MIN W 135FT TH S 0 DEG 33 MIN W 210FT TO BEG Comments: This vacant lot sits on approximately 0.39 acres. It is a long narrow strip of land that runs in between apartment buildings. Appears to be a runoff ditch. Wetland indicators. Thick vegetation and trees throughout the property. Wetland Indicators; Summer Tax Due: \$50.16	S 9TH ST KALAMAZOO;	\$1,400	
3107	Parcel ID: 06-01-305-105; Legal Description: BROOKMONT VILLAGE #2, Lot 105 Comments: This is a pretty nice two-story home with 5 bedrooms, 3 baths. Two bedrooms are located on the first floor along with one bathroom, a dining room, kitchen, and living room. Two additional bedrooms are located on the upper floor along with a bathroom and a large master suite. The house is a bit dated and could use a facelift but it appears to have solid bones. The roof looks relatively new. There is a pool out back that was not inspected closely but looks like it has seen better days. All in all this is a solid house with a lot of potential. There is significant personal property remaining in this house which is not included in the sale. The Treasurer's office has been in contact with the former owner and can provide contact information to the winning bidder to make arrangements for removal of this personal property. Personal Property; Summer Tax Due: \$1,306.88	3315 SUNFIELD KALAMAZOO;	\$21,000	
3108	Parcel ID: 06-02-140-988; Legal Description: PART OF ELMHURST PARK LOT 171 DESCRIBED AS FOLLOWS: BEG AT SE COR OF LOT 171, TH N 89DEG45'00" W ON S LN OF LOT 171 818.89' TO POB; TH CONT N 89DEG45'00" W ON SD S LN 85.15; TH N 10DEG 30'37" W29.99' TI SW COR LOT 76 , SD ELMHURST PARK; TH N 69DEG33'57" E 74.04'(RECORDED AS 74.19') TO SE COR LOT 76; TH S 20DEG 51'43" E 59.62 ' TO POB Comments: This property is approximately 0.08 acres of land. This property is landlocked. No road access was found. No Road Access; Summer Tax Due: \$9.77		\$450	

3109	Parcel ID: 06-02-140-989; Legal Description: PART OF ELMHURST PARK LOT 171 DESCRIBED AS FOLLOWS: BEG AT SE COR OF LOT 171, TH N 89DEG45'00" W ON S LN OF LOT 171 904.04' TO POB; TH CONT N 89DEG45'00" W ON SD S LN 83.65 FT TO SW COR LOT 171; TH N 69DEG 33'57" E ON NWTRLY LN OF LOT 171 83.42'(RECORDED AS 83.58') TO SE COR LOT 77, SD ELMHURST PARK; TH S 10DEG30'37" E 29.99' TO POB Comments: This property is approximately 0.03 acres of land. This property is landlocked. No road access was found. No Road Access; Summer Tax Due: \$9.92		\$450	
3111	Parcel ID: 06-03-340-042; Legal Description: SEC 3-2-11 COM AT THE S 1/4 COR SECTION 3 TH WLY 45.13 FT ALG S LI SD 1/4 TO CL PITCHER ST TH N 10 DEG 39 MIN W 1827 FT ALG SD CL TO POB TH N 77 DEG 24 MIN 09 SEC E 148.50 FT TH N 10 DEG 39 MIN W 87 FT PAR WITH SD CL TH S 77 DEG 24 MIN 09 SEC W 148.5 FT TO SD CL TH S 10 DEG 39 MIN E 87 FT ALG SD CL TO POB THE WLY 33 FT SUBJECT TO EASEMENT FOR PITCHER ST. Comments: This vacant lot is approximately 0.25 acres of land. There is a large amount of debris on this property including multiple stacks of wooden pallets. Personal property. Personal Property; Summer Tax Due: \$19.48	N PITCHER ST VAC KALAMAZOO;	\$550	
3112	Parcel ID: 06-03-340-043; Legal Description: SEC 3-2-11 COM IN THE E & W LI SECTION 3 AT A PT 513 FT W OF C 1/4 POST TH S 11 DEG 21 MIN E ALG CL PITCHER ST 432.3 FT FOR POB TH E 165 FT TH N 11 DEG 21 MIN W PAR TO CL SD ST 82.5 FT TH E 582.6 FT TO CL GTRR ROW TH SELY ALG SD CL WHICH IS ALG A 6 DEG CURVE TO THE LEFT A DIST OF 304 FT TH S 53 DEG 30 MIN E 127 FT TH S 77 DEG 19 MIN W 843.5 FT TH N 10 DEG 39 MIN W 87 FT PAR WITH SD CL TH N 77 DEG 24 MIN 09 SEC E 11.5 FT TH N 10 DEG 39 MIN W 80 FT PAR WITH SD CL TH S 77 DEG 24 MIN 09 SEC W 160 FT TO CL PITCHER ST TH N 11 DEG 21 MIN W 196.5 FT TO POB EXC THE E 37 FT THEREFROM AS MEAS AT RT ANG TO THE ELY LI OF ABOVE DESC LAND THE WLY 33 FT SUBJECT TO EASEMENT FOR PITCHER ST. Comments: This is a nice vacant lot outside the city of Kalamazoo. It is partially wooded with some corn and other crop type plants near the road. Approximately 5.38 acres. This property runs along a river Crop Or Nursery Planting; Summer Tax Due: \$138.84	N PITCHER ST VAC KALAMAZOO;	\$1,500	
3113	Parcel ID: 06-05-310-070; Legal Description: AZURE HEIGHTS LOT 7 EXC THAT PART IN ROW OF US HWY #131 BR Comments: This triangular vacant lot sits on approximately 0.13 acres. This property is between a house and US 131. Thick vegetation throughout most of the property with some grass. Summer Tax Due: \$6.46	NICHOLS RD VAC KALAMAZOO;	\$600	
3115	Parcel ID: 06-10-320-001; Legal Description: ASSESSOR'S SMIT PLAT E 79.4FT OF LOT 12, EXC N 1FT. Comments: This vacant urban lot used to have a house on the property but was demolished. Mostly grassy lot located next to a private drive. Driveway access from the road. Vul - Vacant Urban Lot; Summer Tax Due: \$83.03	1601 PRINCETON AVE KALAMAZOO;	\$8,900	
3117	Parcel ID: 06-10-388-100; Legal Description: ADDITION OF DEWING & PARKER E 59 3/4 FT OF LOT 2 BLK A. Comments: This house is currently occupied. Please be respectful if visiting. The roof appears to be older. Siding is in good condition. Solid block/brick foundation. There is a detached 2 car garage. Small fenced in back yard. Large concrete driveway. Occupied; Summer Tax Due: \$372.70	210 E CLAY ST KALAMAZOO;	\$5,300	
3118	Parcel ID: 06-10-398-035; Legal Description: KROMS ADDITION; East 1/2 of Lot 35. Comments: Small vacant lot in between a house and another vacant lot. Across the street from he Living Well Fitness Center. Mostly grassy. Summer Tax Due: \$115.01	149 E PATERSON ST KALAMAZOO;	\$1,600	

3119	Parcel ID: 06-12-420-490; Legal Description: ASSESSORS PLAT OF DWILLARD & SCHRAM LOT 49 & W 20 FT OF LOT 50 Comments: This 3 bed 1 bath home is in a nice part of the Eastwood neighborhood. With some paint, carpet and a few other updates this house will be ready to move in! Solid block foundation. Needs some gutter work. Siding could use a power wash. Roof is in fair condition. Metal shed in the back yard. Overall a great fixer upper! There is a camper on the property as well as other personal property. Personal Property; Summer Tax Due: \$225.34	3313 TAMPA ST KALAMAZOO;	\$6,200	
3120	Parcel ID: 06-13-118-120; Legal Description: VOSLERS ADDITION LOT 12 BLK 6 Comments: This is a very nasty house. Garbage and sanitation issues. This house either needs to be completely gutted down to the frame or demolished. Extensive debris on the property. Above ground pool in the back yard. Sanitation Issues And Garbage; Demo Target; Summer Tax Due: \$114.34	607 GAYLE AVE KALAMAZOO;	\$4,400	
3121	Parcel ID: 06-14-186-042; Legal Description: GILBERT'S PLAT ON UNION ADDITION, The South 44ft of the West 110ft of Lot 42. Comments: This house was occupied on last visit. Please be respectful if visiting this property. Block foundation. fenced in back yard. Shingled roof is a little wonky. Siding is decent shape. Occupied; Summer Tax Due: \$363.68	620 CHARLOTTE AVE KALAMAZOO;	\$3,500	
3130	Parcel ID: 06-14-432-070; Legal Description: SHERWOOD PARK LOTS 250-251 Comments: This 4 bed 1 bath home is in poor condition. Hoarder house. Extensive debris. Garbage and sanitation issues. The siding is in poor condition. Roof appears older. Block foundation. This house is a border line tear down. Sanitation Issues And Garbage; Summer Tax Due: \$81.71	614 WALLACE AVE KALAMAZOO;	\$5,500	
3131	Parcel ID: 06-14-433-180; Legal Description: SHERWOOD PARK LOT 389 & N 1/2 LOT 388 Comments: This property is a skinny vacant lot. Driveway entrance from the road. Located in between 2 houses. Mostly grassy lot with thick vegetation toward the back and a few large trees. Vul - Vacant Urban Lot; Summer Tax Due: \$26.64	521 FENIMORE AVE KALAMAZOO;	\$1,600	
3132	Parcel ID: 06-14-434-110; Legal Description: SHERWOOD PARK LOT 506 Comments: This vacant wooded lot slopes upward away from the road. Mostly wooded lot with little vegetation. City utilities. Vul - Vacant Urban Lot; Summer Tax Due: \$9.98	CHICAGO AVE VAC KALAMAZOO;	\$700	
3133	Parcel ID: 06-15-111-014; Legal Description: GEORGE THOMAS CLARK'S ADDITION, Part of Lot 14 described as commencing at a point 23.1ft South of the northwest corner of Lot 14; thence East 99ft; thence South 14.85ft; thence East 33ft to the east line of said Lot; thence South along said east line 25.625ft; thence West 132ft to the west line of said Lot; thence North along said west line 40.475ft to the point of beginning. Comments: Mostly grassy lot that is partially fenced in . Gravel driveway access from the road. Vegetation around the edges of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$73.91	1018 PRINCETON AVE KALAMAZOO;	\$8,500	
3135	Parcel ID: 06-15-120-004; Legal Description: Section 15, T2S R11W Commencing on the west line of Princeton Avenue 8 rods North of the northeast corner of Lot 18 of Charles B Hay's Addition, thence North 2 rods; thence West 8 rods; thence South 2 rods; thence East 8 rods to the place of beginning. Comments: This vacant urban lot is mostly grassy with a few trees. It is fenced in with a chain link fence and begins north of the neighbor's driveway (which is not part of our lot). Thick vegetation at the back of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$27.04	923 PRINCETON AVE KALAMAZOO;	\$1,100	

3136	Parcel ID: 06-15-150-121; Legal Description: HOEDEMAKERS ADDITION W 1/2 OF LOT 21. Comments: This two story home was occupied on last visit. Please be respectful if visiting this property. Poured concrete is in fair shape except for a few spots that show some crumbling. Vinyl siding is in good shape. Shingle roof in fair condition may need some attention in a few spots but nothing major. Large grassy fenced in lawn. Gravel driveway runs along the side of the home. Occupied; Summer Tax Due: \$369.70	432 W FRANK ST KALAMAZOO;	\$5,600	
3137	Parcel ID: 06-15-151-007; Legal Description: CHARLES B HAYS ADDITION; Lot 7. Comments: This vacant urban lot is partially fenced in. It appears there use to be a house on this property. There is a small driveway entrance from the road. Mostly grassy lot. Vul - Vacant Urban Lot; Summer Tax Due: \$94.34	427 DREXEL PL KALAMAZOO;	\$1,400	
3138	Parcel ID: 06-15-151-123; Legal Description: HOEDEMAKERS ADDITION E 1/2 OF LOT 23. Comments: Grassy lot in between two homes. Driveway entrance at the road. Appears this lots is being used as a side yard by the neighbor. Vul - Vacant Urban Lot; Summer Tax Due: \$76.65	418 W FRANK ST KALAMAZOO;	\$1,600	
3139	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 06-15-155-013; Legal Description: HOEDEMAKERS ADDITION, THE SOUTH 1/2 OF LOT 13 Comments: This occupied house has been bundled with the vacant lot next to it. Nice roof. Siding could use a power wash. Personal property. Beware of Dog is visiting this property. Please be respectful. Solid block foundation. Multiple vehicles on the property. Wooden porch on the front of the house. Occupied; Personal Property; Bundle; (2 of 2) Parcel ID: 06-15-155-114; Legal Description: HOEDEMAKERS ADDITION, North 1/2 of Lot 14. Comments: This occupied house has been bundled with the vacant lot next to it. Nice roof. Siding could use a power wash. Personal property. Beware of Dog is visiting this property. Please be respectful. Solid block foundation. Multiple vehicles on the property. Wooden porch on the front of the house. Summer Tax Due: \$635.51	721 COOLEY ST KALAMAZOO; 717 COOLEY ST KALAMAZOO;	\$7,700	
3142	Parcel ID: 06-16-140-027; Legal Description: ASSESSORS B PLAT LOT 27 Comments: Fence at the back of the property. Land slopes downward away from the road. Driveway access from the road. Thick vegetation around the edge of the property. Vul - Vacant Urban Lot; Summer Tax Due: \$231.43	1008 DENNER ST KALAMAZOO;	\$38,750	
3143	Parcel ID: 06-16-147-049; Legal Description: ASSESSOR'S B PLAT, Lot 49 Comments: 4 bedroom 2 bath. Very poor condition home. Wonky floors on the main level. Black mold. Garbage and sanitation issues. Roof is in poor condition. Possibly a tear down. Sanitation Issues And Garbage; Roof Issues; Summer Tax Due: \$729.49	1218 BLAKESLEE ST KALAMAZOO;	\$7,900	
3144	Parcel ID: 06-16-175-100; Legal Description: ASSESSOR'S "B" PLAT, Lot 100, excluding the North 15.25ft. Comments: 4 bed 2 full bath. This place has 2 kitchens and could be setup as a duplex. Roof is in poor condition. There is some localized water damage that needs fixed. The house in condemned. Good size corner lot. Mechanical mostly intact. Roof Issues; Condemned; Summer Tax Due: \$814.64	1338 SUMMIT AVE KALAMAZOO;	\$6,700	
3145	Parcel ID: 06-16-180-102; Legal Description: ASSESSORS B PLAT, Lot 102 Comments: This home is in-process of being demolished. You are bidding on a vacant lot. Boarded; Condemned; Summer Tax Due: \$796.12	1333 SUMMIT AVE KALAMAZOO;	\$11,000	

3147	Parcel ID: 06-16-236-092; Legal Description: AUSTIN & TOMLINSON ADDITION, Lot 92 Comments: Mostly grassy vacant lot with a little vegetation around the edges. Couple large trees on the property. Driveway entrance from the road. There is a neighbor dog tied up on the edge of the property line. Beware Of Dog; Vul - Vacant Urban Lot; Summer Tax Due: \$123.83	641 ELIZABETH ST KALAMAZOO;	\$2,600	
3148	Parcel ID: 06-16-249-030; Legal Description: BUSH & PATERSONS 2ND ADDITION, Lot 30. Comments: The house has been condemned. Boarded up super tight. Mostly fenced in front yard. Siding on the house could use some work. Roof appears to have some issues. Block foundation. Personal Property; Condemned; Boarded; Summer Tax Due: \$429.83	518 FLORENCE ST KALAMAZOO;	\$7,800	
3150	Parcel ID: 06-16-276-025; Legal Description: Com on W li Woodbury Avenue 8R N of Ada Street; th W 144.54ft parallel with Ada Street; th N 50.55ft; th E 144.54ft to sd W li; th S on sd W li 49.55ft to beg. Comments: This vacant lot is located in between a house and another vacant lot. It appears there may have been a house on the property at one time. Mostly grassy with some gravel throughout the property. Some vegetation and trees near the back. Summer Tax Due: \$45.80		\$1,700	
3151	Parcel ID: 06-16-327-085; Legal Description: 2ND REVISED PLAT DOUBLEDAYS ADDITION E 46.94 FT OF N 60 FT OF LOT 85 Comments: This 4 bed 1 bath home is in a decent neighborhood. A little TLC could go a long way with this property. Roof may need some work. Wood siding could use some paint. Older windows. Solid brick and poured concrete foundation. Grass/gravel driveway. Summer Tax Due: \$578.81	1223 JEFFERSON AVE KALAMAZOO;	\$5,200	
3154	Parcel ID: 06-17-230-030; Legal Description: SEC 17-2-11 BEG 24 R N & 30 R W OF SE COR NE1/4 NE1/4 SEC 17 TH N 3 R TH E PAR TO S LI SD NE1/4 NE1/4 TO SW COR LOT 12 OF REC PLAT SKY VIEW PLAT TH S 3 R TH W TO BEG*.2A Comments: This property is approximately 0.23 acres of land. This property is landlocked. No road access was found. No Road Access; Summer Tax Due: \$3.29	N BERKLEY ST VAC KALAMAZOO;	\$500	
3155	Parcel ID: 06-17-331-280; Legal Description: KALAMAZOO CO CONDONINIUM SUBDIV UNIT # 28 THE CLOISTERS Comments: This is a rare opportunity to snag a beautifully remodeled and move-in-ready condo tucked in the Cloisters Condominiums. Wooded, natural setting that you can enjoy on the back porch overlooking the trees. Conveniently located off West Main St not far from downtown. Lots of "new" in this one! New kitchen appliances, flooring, and carpeting. Gorgeous hardwood accent wall in the living area. Also includes a finished basement with a separate walk-out entrance. This is completely move-in ready! Don't miss your chance at this low maintenance comfortable living in a peaceful community! Condominium; Summer Tax Due: \$384.54	218 LOHCARREN KALAMAZOO;	\$36,250	
3156	Parcel ID: 06-22-276-008; Legal Description: MILLARD ADDITION S 1/2 OF LOT 8 EXC W 16FT. Comments: This home is currently occupied and sits on approximately 0.061 acres. Please be respectful if visiting. The siding and roof are both in fair condition. Small partially fenced in back yard. Small wood deck off the back of the house. Located on the outside corner of Millard and Roskam. Occupied; Summer Tax Due: \$212.26	730 MILLARD CT KALAMAZOO;	\$2,000	

3157	Parcel ID: 06-22-277-010; Legal Description: COM AT SE COR OF 3RD ST & MILLARD CT S ALG ELY LI OF SD CT 348.48FT N 81DEG 22MIN E 120FT FOR PL OF BEG N 81DEG 22MIN E ALG S LI OF ROSKAM CT 60FT S 74.25FT W 60.6FT N 67.25FT TO BEGIN. Comments: The vacant urban lot is approximately 0.096 acres. Mostly grassy lot with trees and vegetation around the outer edges. This property is entirely fenced in with chain link fencing. Summer Tax Due: \$15.36	742 ROSKAM CT KALAMAZOO;	\$600	
3158	Parcel ID: 06-22-388-001; Legal Description: Com 20R S of a pt on S li of Stockbridge Avenue 560.75ft E of E li of South Burdick Street; th S to a pt 536.58ft N of S li Sect 22-2-11; th W 143.22ft; th N to a pt W of beg; th E to beg. Comments: This vacant urban lot is approximately 1.031 acres. There is a semi trailer sitting on this property. The West portion of this lot is grassy but turns into large trees and vegetation as you head East. Gravel road. City utilities. Vul - Vacant Urban Lot; Summer Tax Due: \$760.72	146 RICHARD AVE KALAMAZOO;	\$5,100	
3162	Parcel ID: 06-23-177-001; Legal Description: PART OF NW 1/4 SEC 23-2-11 BEG AT PT 20R N OF A PT IN N LI VINE ST 45R 9LINKS W OF N&S 1/4 LI SD SEC, TH W PAR WITH VINE ST 66FT, TH S PAR WITH SD 1/4 LI 62.65FT TO NWLY LI S BRANCH ST, TH N 55DEG 14MIN 30SEC E 80.32FT, TH N 15.78FT TO BEG. Comments: This vacant urban lot is approximately 0.059 acres. Located next to a commercial building. The concrete has been paved over and is in decent shape. City utilities. Vul - Vacant Urban Lot; Summer Tax Due: \$111.66	1315 S BRANCH ST KALAMAZOO;	\$1,700	
3164	Parcel ID: 06-23-185-002; Legal Description: BEG ON W LI OF MYERS ST 6R N OF N LI OF JACKSON ST W PAR WITH SD N LI 197FT N PAR WITH SD W LI 3R E 197FT TO SD W LI S ON SD W LI 3R TO BEGIN. Comments: This home is currently occupied. Please be respectful if visiting. Block foundation. House is occupied. Dog inside. Small shed in the large shaded back yard. Siding and roof look older. Beware dog. Occupied; Beware Of Dog; Summer Tax Due: \$414.79	818 MYERS ST KALAMAZOO;	\$2,900	
3166	Parcel ID: 06-23-335-002; Legal Description: KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION, The North 52ft of Lot 98. The North 52ft of the West 26ft of Lot 99 Comments: This house was occupied on last visit. Please be respectful if visiting this property. Block foundation appears solid. Fenced in back yard. Roof appears older. Combination of vinyl and wood siding. Detached 1 car garage. Summer Tax Due: \$555.57	1201 JAMES KALAMAZOO;	\$6,300	
3168	Parcel ID: 06-23-377-278; Legal Description: REVISED PLAT OF HAYS PARK LOT 278 Comments: This poor condition 2 bed 1 1/2 home sits on approximately 0.14 acres. Most of the walls and ceilings are in very poor condition. Some water in the basement. Block foundation. Most mechanical is still intact. Very thick vegetation around the house. Partially fenced in back yard. Mushy floors in certain areas. Sanitation Issues And Garbage; Boarded; Summer Tax Due: \$553.11	1412 E STOCKBRIDGE AVE KALAMAZOO;	\$6,900	
3169	Parcel ID: 06-23-420-038; Legal Description: KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION, The North 3 Rods of Lot 38. Comments: This property was occupied on last visit. Please be respectful if visiting this property. The corner house sits on approximately 0.075 acres of land. Roof and siding are in good condition. Block foundation appears to be solid. Attached 1 car garage that needs a little work. Overall looks to be in good condition. Occupied; Summer Tax Due: \$483.96	1321 CAMERON ST KALAMAZOO;	\$5,500	

3171	Parcel ID: 06-23-461-494; Legal Description: REVISED PLAT OF HAYS PARK; Lot 494 Comments: This property was occupied on last visit. Please be respectful if visiting. Block foundation. Porch roof in poor condition. Main roof is decent shape. Beware of dog. Property accessible from 2 roads. Fenced in yard. Siding could use a power wash. Overall fair condition. Occupied; Beware Of Dog; Summer Tax Due: \$529.02	1709 CLINTON AVE KALAMAZOO;	\$4,400	
3172	Parcel ID: 06-24-306-780; Legal Description: FIELD ADDITION LOTS 194 & 195 Comments: Hoarder house. Extensive debris in the house and garage. Detached 2 car garage. Roof to the garage is caved in. Back deck is covered in vegetation. Large corner lot. Fenced in front yard. Blok foundation appears solid. Siding is in decent shape. Roof to the house could use some maintenance. Sanitation Issues And Garbage; Summer Tax Due: \$187.50	1109 SURPRISE AVE KALAMAZOO;	\$4,900	
3174	Parcel ID: 06-24-405-720; Legal Description: BROOKFIELD LOT 72 Comments: Demo target. Holes in the floor. The detached garage is wonky. The inside of the home is completely gutted. Should be torn down. Extensive debris throughout the property. Tire farm. Dangerous Building; Demo Target; Summer Tax Due: \$52.40	3308 GREENFIELD AVE KALAMAZOO;	\$1,900	
3175	Parcel ID: 06-25-270-150; Legal Description: GOODRICH MANOR LOT 15 Comments: This 3 bed 1 bath home sits on approximately Combination of wood and vinyl siding. The shingled roof appears to be in fair condition. Nice fireplace in the living area. Kitchen doesn't need much work. All mechanical intact. 100 AMP breaker box. 1 car attached garage. This place doesn't need a lot of work to be move in ready! Summer Tax Due: \$327.69	3511 MILLER RD KALAMAZOO;	\$6,400	
3178	Parcel ID: 06-27-215-026; Legal Description: VAN ZEES ADDITION LOT 26. Comments: This fair condition 2 story home sits on approximately 0.14 acres. This property is currently occupied. If visiting please be respectful. Appears to have a solid block foundation. Roof and siding are in fair condition. Multiple cars on the property. Located at the end of a cul-de-sac. Personal Property; Summer Tax Due: \$707.06	2005 VAN ZEE ST KALAMAZOO;	\$5,900	
3180	Parcel ID: 06-32-131-103; Legal Description: OAKLAND TERRACE LOT 103 Comments: This sharp 2 bed 1 bath home sits on a good size lot. Almost move in ready! The roof and siding are in good shape. Solid bones. Poured concrete foundation. No basement. Large grassy front yard. Partially fenced in back yard. 2 Storage sheds. Overall in good shape! Summer Tax Due: \$556.22	3306 ADAMS ST KALAMAZOO;	\$3,600	
3181	Parcel ID: 06-34-119-048; Legal Description: FAIRFAX PLAT LOT 48 Comments: This vacant lot is approximately 0.18 acres. The gravel driveway leads to a large cement pad that is in good shape. The property slopes downward away from the road once you walk past the cement. Large bushes and trees on the property. Vul - Vacant Urban Lot; Summer Tax Due: \$286.38	219 HUGHES ST KALAMAZOO;	\$2,500	
3183	Parcel ID: 07-16-480-027; Legal Description: SEC 16-2-10 BEG AT A PT ON E LI SEC 16 WHICH IS S 1168.23 FT FROM E1/4 POST SD SEC TH 89DEG 56MIN 15SEC W 433 FT TH S PAR WI E LI 60 FT TH N 89DEG 56MIN 15SEC E 433.0 FT TO SD E LI TH N ALG SD E LI 60 FT TO POB Comments: This vacant wooded lot sits on approximately 0.56 acres. The land sits on a steep hill overlooking the road. Entirely wooded with thick vegetation throughout. Summer Tax Due: \$264.76	NORTH 30TH GALESBURG;	\$1,900	

3184	Parcel ID: 07-18-384-090; Legal Description: ORIGINAL LEENHOUTS PLAT A PART OF LOT 10 COM AT A PT IN S LI LOT 10 141.51 FT W OF SE COR SD LOT TH N 132 FT FOR PL OF BEG TH W ALG N LI SD LOT 141.6 FT TH S 66 FT TH E 141.51 FT TH N 66 FT TO PL OF BEG Comments: Inspection pending. Please check back soon. Summer Tax Due: \$489.35	604 PICKARD ST KALAMAZOO;	\$3,100	
3185	Parcel ID: 07-18-453-620; Legal Description: SHIELDS ADDITION TO THE VILLAGE OF COMSTOCK LOT 28 BLOCK 4. Comments: This vacant lot sits on approximately 0.21 acres. Mostly grassy yard slopes upward to a tree line with thick vegetation. In between 2 houses. Being used by the neighbors. Summer Tax Due: \$50.09	629 SHIELDS ST KALAMAZOO;	\$700	
3186	Parcel ID: 07-20-105-200; Legal Description: SEC 20-2-10 BEG IN N LI SEC 20 AT PT 1826.88 FT W OF N 1/4 POST TH W ALG SD N LI 132 FT TH S 237.93 FT TH E 132 FT TH N 237.93 FT TO BEG .72 A Comments: This vacant corner lot sits on approximately 0.63 acres. It is located on the corner of E Michigan and Shirley Drive. Mostly Grassy lot with about a dozen big trees. City utilities at the road. Entirely fenced in. Summer Tax Due: \$95.53	6138 E MICHIGAN AVE KALAMAZOO;	\$1,300	
3187	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 07-20-171-350; Legal Description: RAVENWOOD HEIGHTS EXTENSION LOT 143 Comments: This is a bundle of 2 lots totaling approximately 0.25 acres. Mostly grassy with a few very large trees. Located in between 2 homes. City Utilities. Bundle; <i>(2 of 2)</i> Parcel ID: 07-20-171-360; Legal Description: RAVENWOOD HEIGHTS EXTENSION LOT 144 Summer Tax Due: \$49.97	6343 WRIGHT ST KALAMAZOO; 6353 WRIGHT ST KALAMAZOO;	\$14,750	
3192	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 07-26-226-040; Legal Description: SECS 23 & 26-2-10 COM SE COR SEC 23 TH N 5MIN 12SEC E ALG E LI SD SEC 23 14.9 FT TO CTR LI OF ANGLING HWY TH S 75DEG 16MIN 7SEC W ALG SD CTR LI 402.3 FT TO POB TH CONT S 75DEG 16MIN 7SEC W ALG SD CTR LI 165 FT TH N 14DEG 43MIN 53SEC W 267.37 FT TH N 57DEG 31MIN 7SEC W 183.91 FT TO AN INT TRAV LI OF MORROW POND TH N 56DEG 27MIN 16SEC E ALG SD INT TRAV LI 150 FT TH S 58DEG 13MIN E 214.98 FT TH S 14DEG 43MIN 53SEC E 294.73 FT TO POB INCL LAND TO MORROW POND Comments: This property is a bundle of 2 lots totaling approximately 4.94 acres. It is located where the Kalamazoo River meets Morrow Lake. Mostly thick woods and vegetation throughout the entire property. This is a really neat property. City Utilities. Bundle; <i>(2 of 2)</i> Parcel ID: 07-26-226-050; Legal Description: SECS 23 & 26-2-10 COM SE COR SEC 23 TH N 5MIN 12SEC E ALG E LI SD SEC 23 14.9 FT TO CTR LI OF ANGLING HWY TH S 75DEG 16MIN 7SEC W ALG SD CTR LI 62.3 FT TO POB TH CONT S 75DEG 16MIN 7SEC W ALG SD CTR LI 340 FT TH N 14DEG 43MIN 53SEC W 294.73 FT TH N 58DEG 13MIN W 214.98 FT TO INT TRAV LI OF MORROW POND TH N 56DEG 27MIN 16SEC E ALG SD INT TRAV LI 166.31 FT TH N 86DEG 37MIN 56SEC E ALG SD INT TRAV LI 201.8 FT TH S 27DEG 1MIN 40SEC E 344.93 FT TH S 49DEG 43MIN 53SEC E 103.24 FT TH S 14DEG 43MIN 53SEC E 43 FT TO POB INCL LAND TO MORROW POND Summer Tax Due: \$1,135.94	9923 MILLER DR GALESBURG; 9951 MILLER DR GALESBURG;	\$24,500	

3195	Parcel ID: 11-04-101-018; Legal Description: SEC 4-3-10 E1/2 NW1/4 NW1/4 EXC E 440FT** 9/91 1991 SPLIT FROM 04-101-017 Comments: This tucked away 2 bed 1 bath home sits on approximately 6.79 acres. All electrical and plumbing is still intact. Winterized in 2016. Long gravel two track driveway leads to the home. The 2 car garage has caved in and only one side is standing. Newer roof. Some of the siding needs repaired. The floor in the living area is wonky. Solid block foundation. 100 amp breaker box. This is a neat property. Needs a lot of work but could be fixed up. Summer Tax Due: \$1,303.59	7108 E N AVE KALAMAZOO;	\$6,800	
3196	Parcel ID: 11-24-426-061; Legal Description: SEC 24-3-10 E 10 R OF N 20.5 R NW 1/4 NE 1/4 SE 1/4 EXC N 10R OF E 4 R THEREOF***COMBINATION 1992*** Comments: This Occupied 2 story house sits on approximately 0.96 acres. The property backs up to a large corn field. There is a one car garage barn out back that is in poor condition. Dirt driveway leads to a large attached 2 car garage. The siding on the home needs work. Appears to be a large crack in the block foundation. Roof looks to be older. Overall this place needs quite a bit of work but have a sharp lot. Occupied; Summer Tax Due: \$276.41	10844 E QR SCOTTS;	\$5,400	
3197	Parcel ID: 12-02-302-080; Legal Description: VILLAGE PLAT OF VILLAGE OF CLIMAX LOT 69 * Comments: This house sits on approximately 1.23 acres. Needs to be demolished. Large lot. Holes in the roof. Extreme sanitation and garbage issues. Hoarder house. Extensive debris throughout the house. The house and detached 2 car garage are covered in thick vegetation. Overall very poor condition. Roof Issues; Sanitation Issues And Garbage; Summer Tax Due: \$337.09	215 S MAIN ST CLIMAX;	\$4,000	
3198	Parcel ID: 14-09-430-070; Legal Description: SEC 9-4-11 BEG AT PT ON E LI SEC 9 521 FT N OF SE COR NE1/4 SE1/4 TH N 89DEG48MIN24S C W 130 FT TH N PAR TO E LI SD SEC 82 FT TH S 89DEG48MIN24SC E 130 FT TO E L I SD SEC TH S THE REON 82 FT TO BEG * 0.24 A Comments: This 3 bed 1 bath poor condition home sits on approximately 0.18 acres. Most of the ceilings are caved in because of extensive black mold. Poured concrete foundation. The metal roof is in poor condition. Small shed in the back yard. This place may need to be torn down. Roof Issues; Mold; Summer Tax Due: \$461.48	12648 S 18TH ST VICKSBURG;	\$3,200	
3199	Parcel ID: 90-0033-226-O; Legal Description: PHEASANT RUN COND BLDG 10 UNIT 37 Comments: This a a very nice condo in Pheasant Run. This is the far left unit of a quadplex. It features a one car garage with plenty of extra space for parking in the paved driveway. Cute little back porch looking out at peaceful woods. Nice vinyl siding and shingled roof on the building. Well maintained. Overall a great spot! Condominium; Occupied; Summer Tax Due: \$2,221.82	10207 CRICKLEWOOD CT PORTAGE;	\$7,200	
3200	Parcel ID: 90-6241-041-O; Legal Description: PLATEAU ACRES #2 LOT 41 Comments: This shed sits on approximately 0.24 acres. There is a possibility this land has an easement to get to the property. It is located behind a home. Do you homework to find out if it is landlocked or not. Shed is in good condition. Partially fenced in from adjoining neighbors. Mostly grassy lot with a few pine trees bordering the back. Summer Tax Due: \$70.41	2633 ROLLING HILL AVE PORTAGE;	\$650	
3201	Parcel ID: 90-9059-041-O; Legal Description: WESTNEDGE HEIGHTS LOTS 41-42 BLK J Comments: This small vacant lot sits on approximately 0.12 acres. Mostly grassy lot with a couple large trees. City utilities. Located in between 2 homes. Vul - Vacant Urban Lot; Summer Tax Due: \$258.30	5808 UTAH AVE PORTAGE;	\$1,800	

3202	Parcel ID: 90-9060-015-O; Legal Description: WESTNEDGE HEIGHTS LOTS 15-16 BLK K Comments: This vacant urban lot sits on approximately 0.14 acres. There is a large cement pad where a structure once stood. Mostly grassy lot with vegetation and large trees in the center of the property. Partially fenced in. Vul - Vacant Urban Lot; Summer Tax Due: \$73.29	5811 UTAH AVE PORTAGE;	\$650	
3203	Parcel ID: 06-10-382-016; Legal Description: ADDITION OF DEWING & PARKER LOT 16 BLK B. Comments: This abandoned house is setup as a duplex. The main level has 2 bedrooms and 1 bath. The kitchen could use a little work. Mechanical is still intact. There are unsafe steps at the rear of the house that lead to the 2nd level. Personal property in the basement. Roof appears older. Stucco and wood siding is in fair condition. Front porch is a little wonky. Small fenced in front yard. Overall this place has potential. Personal Property; Summer Tax Due: TBA	1418 KROM AVE KALAMAZOO;	\$10,000	
3205	This lot is a "bundle" comprised of 28 parcels <i>(1 of 28)</i> Parcel ID: 02-35-110-090; Legal Description: SEC 35-1-11 BEG AT PT 690.5 FT S & 1016.1 FT E OF NW COR RNG TH S 471.58 FT TH E 92.3 FT TH N 471.69 FT TH W 92.3 FT TO BEG Comments: The parcels in this sale unit are grouped, ("bundled") as permitted by MCL 211.78m. Many of these include structures which contain lead based paint. Some may contain asbestos. Many are in various stages of disrepair or collapse and are considered dangerous buildings and attractive nuisance. Some may be occupied by tenants-holding-over under law. These parcels are not being offered individually. They must be purchased as a single bundle at or above the minimum bid price, if any is stated. Pursuant to MCL 211.78 (1), the Foreclosing Governmental Unit (FGU) has determined that the most efficient and expeditious method to return many of these parcels to productive use, is to require their immediate demolition, remediation, rehabilitation or repurposing if sold at auction. Many of these parcels constitute blight, a public nuisance and abatement is considered necessary. Before their sale to ANY purchaser at auction, it is the intent of the FGU that any such purchaser shall demonstrate their financial ability and willingness to perform those actions necessary, in the public interest and welfare, to bring the properties into compliance with local codes and ordinances. Therefore, it is a further requirement of sale of the bundled properties that a purchaser must demolish, remediate, rehabilitate or repurpose these properties 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 in the bundle 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 in the bundle 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	1926 TRAVIS RD KALAMAZOO; 5814 N 20TH ST KALAMAZOO; 5118 KEYES DR KALAMAZOO; 1825 UNION ST KALAMAZOO; 1510 KROM AVE KALAMAZOO; 1134 ENGLEMAN AVE KALAMAZOO; 934 SOUTHWORTH TER KALAMAZOO; 1628 E MAIN ST KALAMAZOO; 600 PHELPS AVE KALAMAZOO; 1616 E MAIN ST KALAMAZOO; 629 EDWIN AVE KALAMAZOO; 516 HORACE AVE	\$161,250	

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 in the bundle 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 performance bond in the amount of \$1,000,000.00. The performance bond shall be made out in favor of the Office of the Kalamazoo 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. No receipt for the sale shall be issued, and the bidder shall not be entitled to enter upon such premises, until such bond is issued and deemed sufficient by the FGU. 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. Beware Of Dog; Personal Property; Occupied;

KALAMAZOO;

903 GULL RD
KALAMAZOO;

1114 COBB
AVE
KALAMAZOO;

711 COBB AVE
KALAMAZOO;

202 ALLEN
KALAMAZOO;

117 REED AVE
KALAMAZOO;

465 EGLESTON
AVE
KALAMAZOO;

907 MILLS ST
KALAMAZOO;

1315 E VINE ST
KALAMAZOO;

1125 MILLS ST
KALAMAZOO;

1317 JAMES ST
KALAMAZOO;

1412 FULFORD
ST
KALAMAZOO;

1211 LAY BLVD
KALAMAZOO;

2143
SOUTHERN
AVE
KALAMAZOO;

534 E ALCOTT
ST
KALAMAZOO;

(2 of 28) **Parcel ID:** 02-35-110-140; **Legal Description:** SEC 35-1-11 BEG AT PT 924.6 FT S & 33 FT E OF NW COR RNG TH E 337 FT TH S 118 FT TH W 337 FT TH N 118 FT TO BEG Demo Target;

106 E BATTLE
CREEK ST
GALESBURG;

(3 of 28) **Parcel ID:** 02-35-330-930; **Legal Description:** KEYES PARK LOT 105 Sanitation Issues And Garbage; Occupied; Demo Target;

I-94
KALAMAZOO;

(4 of 28) **Parcel ID:** 06-10-308-007; **Legal Description:** UPJOHN LAND COS ADD LOT 7 BLK 3

(5 of 28) **Parcel ID:** 06-10-377-113; **Legal Description:** ADDITION OF DEWING & PARKER N 33 FT OF LOT 13 BLK B.

(6 of 28) **Parcel ID:** 06-14-195-006; **Legal Description:** FRANKS PLAT UNION ADDITION E 1/2 OF LOT 6. **Comments:** This vacant urban lot is approximately 0.10 acres. Driveway entrance from the road. Mostly grassy lot with a half a dozen or so large trees. There is a very small retaining wall on the west portion of the property. Vul - Vacant Urban Lot;

(7 of 28) **Parcel ID:** 06-14-210-002; **Legal Description:** EAST PARK HEIGHTS Lot 2 Blk 4 Also N 1/2 of Lot 3.

(8 of 28) **Parcel ID:** 06-14-256-005; **Legal Description:** JOHN DEN BLEYKERS SUBDIVISION, Lot 4, excluding the South 109ft. **Comments:** This corner lot is approximately 0.128 acres of land. This property is made of mostly grass, dirt, and some gravel. The South East portion is partially fenced in with chain link. Vul - Vacant Urban Lot;

(9 of 28) **Parcel ID:** 06-14-261-001; **Legal Description:** JOHN DEN BLEYKERS SUBDIVISION, The South 53ft of Lot 1 & The South 53ft of Lot 2. **Comments:** This commercial building has been bundled with 2 vacant lots. Combined they form one large property that has a parking lot, large grassy yard, and commercial building. This shared commercial building is next to a convenience store. The building needs quite a bit of work. Isolated black mold in a couple spots. Extensive debris inside the building. Flat roof. Brick and vinyl siding. Poured concrete foundation Mold; Bundle;

(10 of 28) **Parcel ID:** 06-14-261-003; **Legal Description:** JOHN DEN BLEYKERS SUBDIVISION, Lot 3 **Comments:** This commercial building has been bundled with 2 vacant lots. Combined they form one large property that has a parking lot, large grassy yard, and commercial building. This shared commercial building is next to a convenience store. The building needs quite a bit of work. Isolated black mold in a couple spots. Extensive debris inside the building. Flat roof. Brick and vinyl siding. Poured concrete foundation

(11 of 28) **Parcel ID:** 06-14-261-006; **Legal Description:** JOHN DEN BLEYKERS SUBDIVISION, Liber 5 of Plats Page 12; Lot 5, excluding the East 79ft of the South 55ft & excluding the North 11ft of East 66ft. **Comments:** This commercial building has been bundled with 2 vacant lots. Combined they form one large property that has a parking lot, large grassy yard, and commercial building. This shared commercial building is next to a convenience store. The building needs quite a bit of work. Isolated black mold in a couple spots. Extensive debris inside the building. Flat roof. Brick and vinyl siding. Poured concrete foundation

(12 of 28) **Parcel ID:** 06-14-270-014; **Legal Description:** BIGELOW'S SUBDIVISION LOT 14 **Comments:** This garage sits on approximately 0.115 acres of land. Shared circle driveway. Nice spot to store vehicles or other property. Appears to be in decent shape. In between 2 homes. Personal Property;

(13 of 28) **Parcel ID:** 06-15-244-031; **Legal Description:** ASSESSORS PLAT OF THOMAS ADDITION LOT 31 EXC N 25FT. **Comments:** Large billboard with two screens. On a triangular corner lot with lots eyes from Gull Rd. Nice spot to do some advertising. Power to the billboards. Currently has a Wendy's 4 for 4 ad up & a Never Give Up Until They Buckle up billboard. Vul - Vacant Urban Lot;

(14 of 28) **Parcel ID:** 06-16-230-003; **Legal Description:** AUSTIN &

TOMLINSONS ADDITION LOT 63 EXC N 90FT W 22FT OF LOT 62 EXC N 90FT.

(15 of 28) **Parcel ID:** 06-16-264-003; **Legal Description:** WINSLOWS ADDITION BLK 1 S 10.63ft of Lot 6, exc W 60.19ft & exc E 24.75ft. E 19.01ft of N 29.6ft of Lot 2. N 29.6ft of Lot 1, exc E 24.75ft. Has been described on deeds as Com at a point on the N li of North Street 17.44ft W of the SE cor of Lot 2 Blk 1 of WINSLOW'S ADDITION; th N parallel to and 17.44ft W of the E li of Lot 2, 102.4ft to the p.o.b.; th E at right angles to last mentioned course 67.54ft to the W li of Cobb Avenue; th N alg the W li of Cobb Avenue 40.23ft; th W parallel to the N li of North Street 67.16ft to a point 40.23ft N of the p.o.b.; th S 40.23ft to the p.o.b. The W li of Cobb Avenue is taken at 24.75ft W of the E lines of Lots 1, 6 & 7 of Blk 1 of WINSLOW'S ADDITION. The E li of Lot 2 is taken as parallel with and 227.7ft

(16 of 28) **Parcel ID:** 06-16-447-008; **Legal Description:** ALLEN & HAYS ASSESSOR'S PLAT, Lot 8

(17 of 28) **Parcel ID:** 06-22-397-009; **Legal Description:** HITCHCOCK & FISKS ADD E 1/2 OF LOT 7.

(18 of 28) **Parcel ID:** 06-22-458-049; **Legal Description:** ASSESSORS PLAT OF SOUTH SIDE ANNEX, Lot 49

(19 of 28) **Parcel ID:** 06-23-168-011; **Legal Description:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. 45616 REVISED PLAT OF JAMES A TAYLORS ADDITION, Lot 11

(20 of 28) **Parcel ID:** 06-23-182-006; **Legal Description:** Part of the Northwest 1/4 of Section 23-2-11 Beginning in the north line of Vine Street 45 Rods 9 Links West of the N & S 1/4 line of Section 23; thence North 81.58ft parallel with said 1/4 line; thence West 66ft parallel with the north line of Vine Street; thence South 81.58ft parallel with said 1/4 line to the north line of Vine Street; thence East 66ft to beginning.

(21 of 28) **Parcel ID:** 06-23-308-005; **Legal Description:** Commencing on the east line of Mills Street 16 Rods 3ft South of the south line of Lake Street; thence East 8 Rods; thence South 38ft; thence West 8 Rods to the east line of Mills Street; thence North 38ft to the point of beginning.

(22 of 28) **Parcel ID:** 06-23-345-211; **Legal Description:** HAYS PARK N 40 FT OF LOT 211 S 5 FT OF LOT 210. **Comments:** This 5 bed 2 1/2 bath could be setup as a one family home or a duplex. 4 staircases leading to the second floor. Wood floors throughout the house. This place has good bone structure. The wood siding could use a paint job. Roof may need some work. There is a 2 car detached garage that is in fair condition. A lot of work needs to be done but this place has potential.

(23 of 28) **Parcel ID:** 06-23-452-003; **Legal Description:** REVISED PLAT OF HAYS PARK S 33FT OF LOT 257. S 33FT OF LOT 743. **Comments:** This vacant urban lot sits on approximately acres. Yard next to a home. Well kept. Small garden in the back. Appears the neighbors are using it at this time. Vul - Vacant Urban Lot;

(24 of 28) **Parcel ID:** 06-26-125-103; **Legal Description:** SOUTH PARK ADDITION LOT 3 BLK 3.

(25 of 28) **Parcel ID:** 06-26-443-102; **Legal Description:** PLAT OF KENNELWORTH PARK, Lot 54 **Comments:** Looks like there use to be a home

on his property but it was demo'd years ago. Mostly grassy with a few large trees. Partially fenced in. Located in between 2 homes. Concrete driveway entrance. Vul - Vacant Urban Lot;

(26 of 28) **Parcel ID:** 06-27-276-006; **Legal Description:** DELOS PHILLIPS ADD Part of Lots 2-3 Commencing at the southwest corner of Alcott Street & Luella Street; thence South 98.75ft along the west line of Luella Street; thence West 115.7ft at right angles for the point of beginning; thence Northerly to south line of Alcott Street at a point 3 Rods Easterly along said south line of from the northwest corner of Lot 3; thence Easterly to a point 3.1ft Easterly of the northwest corner of Lot 2; thence Southerly 102.8ft parallel with the west line of Luella Street; thence East 38ft at right angles; thence Southerly 9ft at right angles; thence Westerly to the point of beginning.

(27 of 28) **Parcel ID:** 07-13-485-230; **Legal Description:** ASSESSERS PLAT OF CITY OF GALESBURG LOT 241

(28 of 28) **Parcel ID:** 07-27-155-010; **Legal Description:** SEC 27-2-10 ALL THAT PART OF SW1/4 NW1/4 SEC 27 WHICH LIES NLY OF A LI 100 FT NLY OF & AS MEAS AT RT ANG FROM & PAR TO FOLL DESC SURVEY LI OF HWY I-94 BEG IN W LI OF SEC 27 AT A PT 1338.85 FT N W1/4 POST TH S 84DEG 24MIN 52SEC E 1500 FT TO PT OF ENDING .07 ACRE **Comments:** This vacant lot sits on approximately 0.13 acres. This small triangular lot is located on the North side of I-94. It is mostly grassy with a few trees. This property may not have road access.

Summer Tax Due: \$9,257.96

DEED INFORMATION

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

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

Bidder Information

Name: _____ Bidder #: _____

Email Address: _____ Phone: _____

Deed Information

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

Name (or names if **married couple**): _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

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

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Tenancy

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

Check One Box Below:

☐ **TENANTS IN COMMON**

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

☐ **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

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

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

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

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