

Public Land Auction

Kalamazoo / Barry

August 26th, 2019

Barry and Kalamazoo Counties



Location:

Radisson Plaza Hotel
100 W Michigan Ave, Kalamazoo, MI
49007

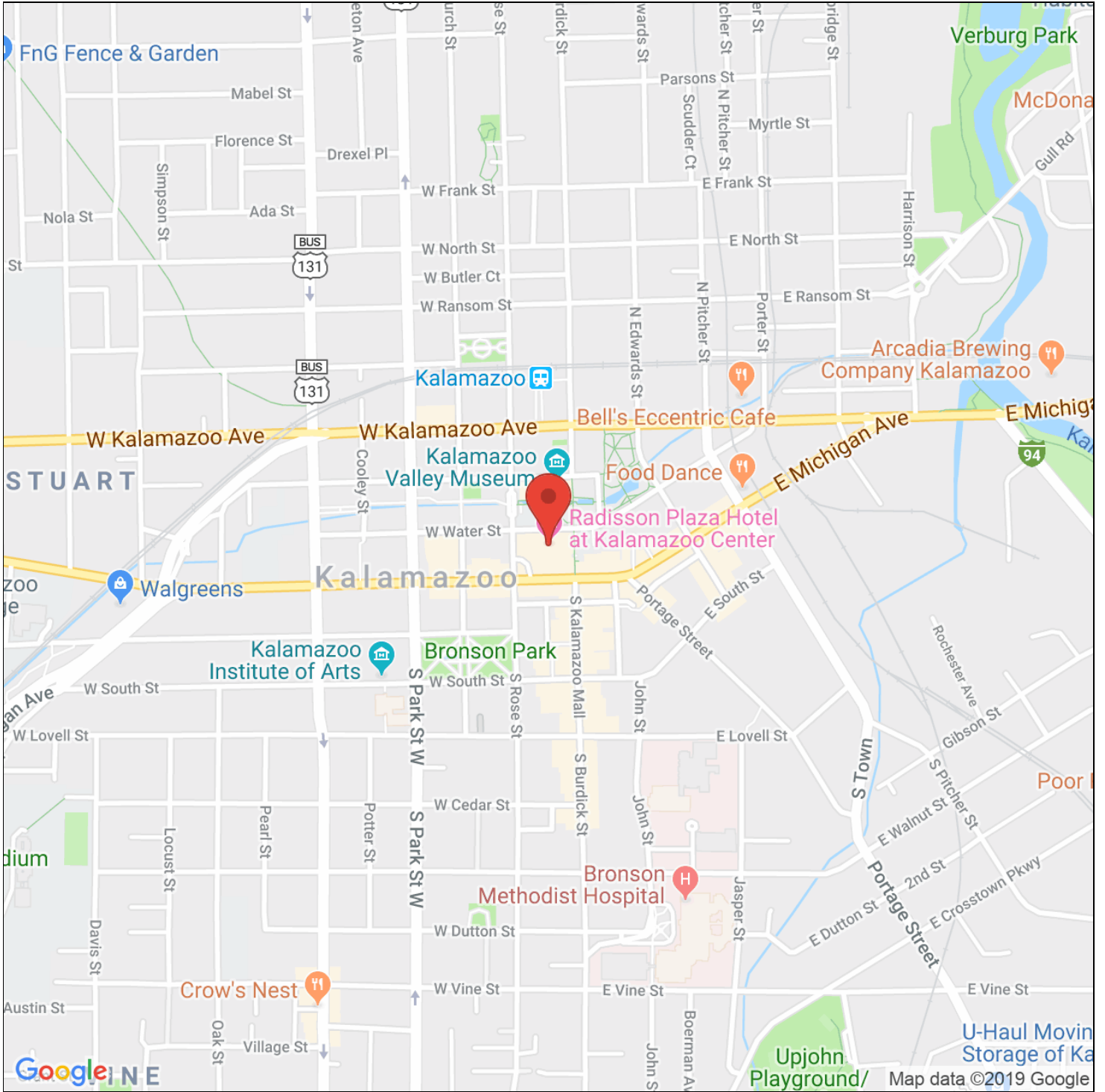
Time:

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

Radisson Plaza Hotel: 100 W Michigan Ave, Kalamazoo, MI 49007





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

2019 AUCTION SCHEDULE - ROUND 1

Diamond Lake Home 7/30/2019 Cassopolis, MI	Northeastern LP 8/1/2019 Alpena, MI	Northern Bay Area 8/2/2019 East Tawas, MI
Eastern U.P. 8/8/2019 Sault Ste. Marie, MI	Central U.P. 8/9/2019 Marquette, MI	Western U.P. 8/10/2019 Watersmeet, MI
North Central L.P. 8/12/2019 Gaylord, MI	West Central Lakeshore 8/13/2019 Manistee, MI	Wexford/Missaukee/Kalkaska 8/14/2019 Cadillac, MI
Clare / Gladwin 8/15/2019 Clare, MI	Lake 8/16/2019 Baldwin, MI	Mecosta / Osceola 8/17/2019 Big Rapids, MI
North Western L.P. 8/20/2019 Boyne Falls, MI	Bay / Tuscola 8/21/2019 Bay City, MI	Saint Clair 8/22/2019 Port Huron, MI
Monroe 8/23/2019 Monroe, MI	Kalamazoo / Barry 8/26/2019 Kalamazoo, MI	Calhoun 8/27/2019 Battle Creek, MI
Jackson 8/28/2019 Jackson, MI	Saint Joseph/Branch 8/29/2019 Coldwater, MI	Van Buren / Cass 8/30/2019 Decatur, MI
Central L.P. 9/4/2019 Owosso, MI	Saginaw 9/5/2019 Frankenmuth, MI	Genesee 9/6/2019 Flint, MI
Allegan / Ottawa 9/7/2019 West Olive, MI	Kent 9/9/2019 Grand Rapids, MI	Muskegon 9/10/2019 Muskegon, MI
Montcalm / Ionia 9/11/2019 Ionia, MI	Lapeer 9/12/2019 Lapeer, 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
900	Parcel ID: 02-001-122-00; Legal Description: NE 1/4 NW FRL 1/4 SEC 1 T2N R8W NE'LY OF SAGER RD. 2.16 ACRES Comments: Wooded lot Summer Tax Due: \$86.82	E SAGER RD;	\$1,700	
901	Parcel ID: 02-003-244-00; Legal Description: COM E 1/4 POST SECTION 3 T2N R8W FOR POB; TH N 330FT, TH W 231FT, TH S 330FT, TH E 231FT TO POB. 1.75 ACRES Comments: Nice big wooded lot next to cemetery Summer Tax Due: \$83.34	3103 ROUSH RD HASTINGS;	\$1,600	
902	Parcel ID: 03-007-051-00; Legal Description: COM S61*W 20FT & S28*E 256FT FROM S COR COMMON TO LOTS 9&10 GWINNS GROVE FOR POB; S28*E 32FT, TH S61*W 100FT, N28*W 32FT, TH N61*E 100FT TO BEG. 0.073 ACRES. Comments: Nice house on quiet road needs some TLC. Two stall garage! Personal Property; Summer Tax Due: \$259.63	6668 ELIZABETH ST DELTON;	\$4,000	
903	Parcel ID: 05-028-050-00; Legal Description: PAR 1 COM N 1/4 PST SEC 28-3-7 TH SWLY AL CEN HWY 100 FT TH S PAR 1/4 LI 148.5 FT TO RIV TH ELY 100 FT M/L TO 1/4 LI TH N 165 POB. Comments: Small wooded lot with riverfront Summer Tax Due: \$25.24	THORNAPPLE LAKE RD;	\$750	
904	Parcel ID: 05-028-055-01; Legal Description: PAR 3 COM 200 FT SWLY OF N 1/4 PST SEC 28-3-7 TH SWLY 100 FT TH S PAR 1/4 LI 132 FT TH NELY AL RIV 100 FT TH N 132 FT POB. Comments: Small wooded lot with riverfront Summer Tax Due: \$25.24	THORNAPPLE LAKE RD;	\$750	
905	Parcel ID: 05-130-313-00; Legal Description: LOT 13 & S 10 FT LOT 14 BLK C PLEASANT SHORES Comments: Fixer upper home on channel to Thornapple Lake. Great fishing lake! Summer Tax Due: \$284.40	999 GERKE DR HASTINGS;	\$4,600	
906	Parcel ID: 06-120-004-00; Legal Description: LOT 4 BARRY'S SUB EXC PART OF LOT 4 DESCRIBED AS BEG AT NELY COR LOT 4; TH S21*21'56"W 61.70' ALG ELY LI SD LOT 4; TH N68*38'04"W 6.00'; TH N21*21'56"E 60.00' TO N LI SD LOT 4; TH S84*26'54"E 6.24' TO POB. Comments: Vacant lot Summer Tax Due: \$79.87	DAVID AVE HASTINGS;	\$1,600	
907	Parcel ID: 07-160-107-00; Legal Description: LOT 128, LAKEWOOD ESTATES LOT. Comments: Wooded vacant lot Summer Tax Due: \$29.21	MAPLEWOOD DR DELTON;	\$950	
908	Parcel ID: 07-160-129-20; Legal Description: LOT 183 LAKEWOOD ESTATES LOT. Comments: Swampy vacant land Summer Tax Due: \$8.08	OTIS LAKE RD DELTON;	\$750	
909	Parcel ID: 09-060-013-00; Legal Description: COUNTRY ACRES LOT 34 Comments: Mobile home on lot Personal Property; Summer Tax Due: \$117.56	1138 CHERRY LN. BATTLE CREEK;	\$1,300	
910	Parcel ID: 11-008-337-00; Legal Description: THE S 66FT OF W 1/2 SE 1/4 SEC 8 T2N R10W. Comments: Small vacant land near Consumers easment. Summer Tax Due: \$33.55	MARSH RD SHELBYVILLE;	\$850	

911	<p>Parcel ID: 11-023-017-10; Legal Description: PART OF NE 1/4 SEC 22-T2N-R10W & NW 1/4 SEC 23-T2N-R10W DESC AS BEG AT PT ON SEC LI COMMON TO SD SECS DIST N 00*21'57" W 621.08' FROM 1/4 COR COMMON TO SD SECS; TH N 00*21'57" W 243.81" TH N 85*37'54" E 888.93'; TH FOLLOWING 3 CALLS ALG C/L NORRIS RD: NLY 57.76' ALG ARC NON-TANGENT CURVE RIGHT, RAD 538.19' CENTRAL ANGLE 06*08'56", CHORD BEARS N 07*31'10" W 57.73'; TH N 04*26'41" W 222.72'; TH NLY 105.92' ALG ARC OF CURVE LEFT, RAD 2732.28', CENTRAL ANGLE 02*13'16", CHORD BEARS N 5*33'20" W 105.92'; TH N 89*29'30" W 854.20' ALG N LI S 1/2 NW 1/4 SD SEC 23; TH N 00*21'57" W 162.61'; TH N 89*52'36" W 582.03'; TH S 00*21'52" E 865.02'; TH S 89*44'24" E 582.06' TO POB SUBJ TO ESMTS OF RECORD Comments: Nice wooded acreage! Summer Tax Due: \$401.96</p>	S NORRIS RD DELTON;	\$5,700	
912	<p>Parcel ID: 13-012-014-20; Legal Description: COM 1320 FT DUE E OF CENTR POST SEC 12-3-9 AT PT IN CENTER OF HAMMOND RD TH S 0 DEG 21' W 155 FT TH W 203 FT TH N 0 DEG 21' E 155 FT TH E 203 FT TO POB (LOT D) Comments: Nice home on large lot Summer Tax Due: \$644.85</p>	575 HAMMOND RD HASTINGS;	\$5,100	
913	<p>Parcel ID: 41-100-021-00; Legal Description: LOTS 50 51 AND 52 CHARLESON HEIGHTS NO. 2. Comments: Nice home with three stall garage! Water damage in basement possibly by broken pipe? Walk out basement with full bar and office space. Main level bedrooms seem extra big. Personal Property; Summer Tax Due: \$2,325.33</p>	602 BERNARD ST MIDDLEVILLE;	\$14,250	

Kalamazoo

Lot #	Lot Information	Address	Min. Bid	Sold For
3300	<p>Parcel ID: 01-02-426-020; Legal Description: SEC 2-1 12 S 264 FT OF N 44 R E1/2 NE1/4 SE1/4 * Comments: This house has is in the process of being demoed. A portion of the demolition cost will be added to the minimum bid. The property is approximately 4.0 acres of land. This would be a great spot to rebuild. Its near a river. Lots of large trees. Minimal heavy vegetation. There was however a lot of debris on the property not including the demo. There are tires that have been dumped on the back of the property as well as other debris that will need to be cleaned up and removed. Nice large wooded lot. Scheduled For Demo; Dangerous Building; Structural Issues;</p> <p>Summer Tax Due: \$482.21</p>	10305 N 10TH ST PLAINWELL;	\$9,200	
3301	<p>Parcel ID: 02-35-110-080; Legal Description: SEC 35-1-11 BEG AT PT 690.5 FT S & 923.8 FT E OF NW COR RNG TH S 471.48 FT TH E 92.3 FT TH N 471.58 FT TH W 92.3 FT TO BEG Comments: This vacant lot is approximately 1.0 acres of land. There is a stream on the Southern most part of the property. It is on a dead end road so there will be minimum road traffic. There are a few fallen trees on the property. Some thick vegetation and trees.</p> <p>Summer Tax Due: \$25.88</p>	TRAVIS RD KALAMAZOO;	\$800	
3302	<p>Parcel ID: 02-35-301-140; Legal Description: SEC 35-1-11 COM IN EXT N OF W LI LOT 76 GLENWOOD PLAT AT PT 50 FT N OF NW COR (SD PL BEG ALSO BEING IN N LI COLBY AV) TH E ALG N LI SD AV & PAR TO S LI OUTLOT A OF SD PLAT 330 FT FOR BEG TH E ALG N LI SD AV 100 FT TH N PAR TO W LI SEC 35 A DIST OF 263.64 FT TH W PAR TO N LI SD OUTLOT A 100 FT TH S PAR TO SD W LI 263.98 FT TO BEG Comments: This vacant lot is approximately 0.6 acres of land. There are some young trees on the property. Some large tree limbs have fallen on the property. Possible wet land indicators on the North section of the property. Could be a good spot to build. Please check with your local unit assessor! Wetland Indicators;</p> <p>Summer Tax Due: \$28.94</p>	1901 COLBY AVE KALAMAZOO;	\$3,000	
3303	<p>Parcel ID: 02-36-174-070; Legal Description: LITTLE RANCHES NO 1 LOT 41 Comments: This lot is approximately 0.31 acres of grassy land with some large bushes and a storage shed. One of the shed's doors was damaged and the siding could use a wash. With some light tree coverage, this lot would be a great location for new construction. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$87.32</p>	PINTO RD KALAMAZOO;	\$1,400	
3305	<p>Parcel ID: 03-31-176-070; Legal Description: SEC 31-1-10 BEG AT CTR 1/4 POST SEC 31 RNG TH N ALG N&S 1/4 LI SD SEC 802.66 FT FOR PL BEG TH N 89DEG1MIN W PAR TO E&W1/4 LI SD SEC 621 FT TH N PAR N&S1/4 LI 90 FT TH S 89DEG1MIN E 621 FT TO SD N&S1/4 LI TH S ALG SD 1/4 LI 90 FT TO PL BEG RES E 2 R FOR HWY* Comments: A single story home on approximately 1.15 acres of land with a long gravel driveway. In the backyard were two vehicles, a ride-on tractor and a functioning RV. Towards the back of the lot was a wooden shed. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; Personal Property;</p> <p>Summer Tax Due: \$690.50</p>	5649 N SPRINKLE RD KALAMAZOO;	\$15,500	

3306	Parcel ID: 04-34-370-110; Legal Description: VILLAGE OF AUGUSTA LOTS 21-22 * BLK 14 RANGE 8 = V2 238 Comments: This house sits on approximately 0.42 acres of land with some tree coverage and a stone driveway. The front entrance has a nice wooden deck attached. One of the windows was boarded. A couch and pieces of a tree were piled in the backyard. Garbage and furniture were found inside the house along with flea treatment chemicals. Two bedrooms are on the main floor with the upstairs opens up into the third. A full bathroom is located on both floors. The living room is very spacious and is connected to the kitchen.. Sanitations and garbage disposal are concerns for this property. This home has potential for the right buyer. Sanitation Issues And Garbage; Summer Tax Due: \$817.74	212 CASS ST AUGUSTA;	\$8,900	
3308	Parcel ID: 05-29-230-040; Legal Description: SEC 29-2-12 N 200 FT OF E 550 FT NE1/4 * **6-87 1987 Comments: This property looked to be occupied on last visit. Please use caution and be respectful if planning to visit this property in person. This property is approximately 1.91 acres of land. There is a house and a garage on the East portion. As you walk Westerly it turns into a heavily wooded area with a trail built through the center. There is an underground well. The house looks to be newer. Siding in good shape, metal roof looks good, foundation looks sound. Overall the house looks to be in good to excellent condition. There is nice landscaping all around the property. Large dirt driveway runs through the property in multiple places. There is a truck and a trailer on the property as well as other personal property. there is debris throughout the property such as old rail road ties, a large cut up tree, tires, and other things. The garage is nice but is in the middle of being sided with knotty pine. This property is a nice one and would be a great purchase for the right price. Don't miss your chance to snagged this interesting property up. Incomplete Construction; Personal Property; Occupied; Summer Tax Due: \$454.60	1640 S 4TH ST KALAMAZOO;	\$6,600	
3309	Parcel ID: 05-33-402-275; Legal Description: PLAT OF FRIE & GIBBS PART OF LOT 24 BLK 3 BEG SE COR SD LOT 24 TH S 87DEG-40Ã,â€™-40Ã,â€™ W ALG S LI SD LOT 380 FT TH N 01DEG-03Ã,â€™-11Ã,â€™ W 30.15 FT TH S 88DEG-07Ã,â€™-56Ã,â€™ E 380.40 FT TO E LI SD LOT TH S 01DEG-03Ã,â€™-11Ã,â€™ E THEREON 2.35 FT TO BEG* Comments: This vacant lot is approximately 0.1 acres in size. This property is small and triangular in size. Thick vegetation and a handful of small trees. I don't believe you could build anything on this lot. It would be good for a neighboring property owner to purchase and increase their property size Summer Tax Due: \$15.09	S 6TH ST KALAMAZOO;	\$650	
3310	Parcel ID: 06-03-105-380; Legal Description: ALLEN FARM PLAT LOTS 38-39 EXC E 1/2 ACRE OF LOT 38 Comments: This lot is approximately 4.3 acres of land with a long cement driveway. A small wooden shack had a tarp over its roof and its door removed. Near the back is a cement pad and some minor debris. A vehicle was parked in the driveway. Great clearing for new construction. Personal Property; Summer Tax Due: \$445.33	209 W ALLEN ST KALAMAZOO;	\$19,500	
3311	Parcel ID: 06-07-421-011; Legal Description: INDIAN VILLAGE PLAT #1 OUTLOT E EXC THE S 1/2 Comments: This vacant lot is a small strip that sits at the end of Ottawa Avenue. It is between a house and a park with multiple baseball and softball fields. It has thick vegetation with some trees. I'm not sure if you could actually build anything on this lot due to it being a strip of land. The property lines might hinder any buildings. Unbuildable Lands / Too Small; Summer Tax Due: \$7.54	OTTAWA AVE VAC KALAMAZOO;	\$600	

3312	Parcel ID: 06-09-160-150; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOT 15 Comments: This lot is approximately 0.3 acres of land. It is heavily wooded with thick vegetation. It is on a dead end road so there will be minimum road traffic. This could be a great spot for new construction in an up and coming neighborhood. Please check with your local unit assessor, if buildable! Summer Tax Due: \$177.79	ORCHARD AVE VAC KALAMAZOO;	\$1,600	
3313	Parcel ID: 06-09-160-160; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOT 16 Comments: This lot is approximately 0.3 acres of open grassy area with large trees along the north property line. A pile of debris was found on site. Towards the northern property line starts a steep incline into forested area that may not be buildable without clearing and leveling the ground. This could be a great spot for new construction in an up and coming neighborhood. Please check with your local unit assessor, if buildable! Terrain Challenged; Summer Tax Due: \$177.79	ORCHARD AVE VAC KALAMAZOO;	\$1,600	
3314	Parcel ID: 06-09-160-170; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOT 17 Comments: This vacant lot is approximately 0.3 acres of land. It is on a dead end road so there is minimum traffic. Open grassy area with large trees along the north property line. There was a small pile of debris in the middle of the property. This could be a great spot for new construction in an up and coming neighborhood. Please check with your local unit assessor, if buildable! Summer Tax Due: \$177.79	ORCHARD AVE VAC KALAMAZOO;	\$1,600	
3315	Parcel ID: 06-09-160-190; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOTS 19 & 20 Comments: This lot is approximately 0.6 acres of land at the end of a cul de sac. There will be minimum to no traffic at this property. There is a steep incline that starts immediately once you leave the road. It is a forested area that may not be buildable without clearing and leveling the ground. This could be a great spot for new construction in an up and coming neighborhood but the land needs to be leveled. Please check with your local unit assessor, if buildable! Terrain Challenged; Summer Tax Due: \$360.21	ORCHARD AVE VAC KALAMAZOO;	\$2,400	
3316	Parcel ID: 06-09-160-216; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOTS 25 & 26 Comments: This house was occupied on last visit. Please be respectful if planning on visiting this house in person. This is a very cool house that sits on approximately 0.6 acres of land. Interesting architecture. It is circular in shape and resembles a log cabin. There is a paved driveway that leads to a one car garage that is built into the home. Large boulder landscaping by the road in the front yard. Large grassy lawn with multiple trees. This house is on a dead end street so there is minimum traffic. This house looks to be in overall good to excellent condition. These don't come around very often. Don't miss your chance on this property. Summer Tax Due: \$1,876.49	1515 ORCHARD AVE KALAMAZOO;	\$14,500	
3317	Parcel ID: 06-09-160-240; Legal Description: REVISED PLAT OF PHILLIPS ORCHARD LOT 24 & PART OF LOT 23 DESC AS COM AT SW COR LOT 24 TH W ALG S LI LOT 23 38.34 FT TH N 189.04 FT TO S LI ORCHARD AVE TH E 38.4 FT TH S 189.09 FT TO POB. Comments: This property is approximately 0.5 acres in size. There are some landscaping boulders and a large shed. There is some personal property still on the property. There are trees throughout the property. The Southern portion of the property turns into a heavy forest. This property looks like it belongs to the house on the neighboring property which is LOT#3316 Summer Tax Due: \$167.26	ORCHARD AVE VAC KALAMAZOO;	\$1,800	

3319	Parcel ID: 06-10-308-009; Legal Description: UPJOHN LAND COMPANY'S ADDITION; Lot 9 in Block 3 Comments: This vacant lot is approximately 0.1 acres of land. There were multiple cars parked on the property. There is a make shift garage on the back of the property. It is comprised of 2x4's, tarps, and chain link fencing. There is no foundation. It has been built onto a dirt floor. After this lot is cleaned up it could be a good spot to build. Or it could continue being a parking lot. Please check with your local unit assessor, if buildable! Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$25.65	1817 UNION ST KALAMAZOO;	\$800	
3320	Parcel ID: 06-10-325-004; Legal Description: UPJOHN LAND COS ADDITION LOT 4 BLK 1 Comments: This building sits on approximately 0.1 acres of land. Condemnation notice was posted on the front of the building. The front of the building has had the windows blocked over. There is a short cement driveway on the side of the property the leads to an attached one car garage. Mix of breaker and fuse boxes. Office room. Big garage area inside. Spacious room to work. There are ceiling issues that will need to be addressed. This could be a good purchase for someone looking to open up an auto repair store. After the roof issues are tackled this would be a nice spot. Foundation looks solid. overall not a bad building considering its condemned. Condemned; Roof Issues; Summer Tax Due: \$546.71	1911 N BURDICK ST KALAMAZOO;	\$5,800	
3321	Parcel ID: 06-10-325-023; Legal Description: UPJOHN LAND COMPANY'S ADDITION; Lot 23 in Block 1 Comments: This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Was informed that they were renters so if you purchase this property please talk with them about moving out or renting after the auction. The house sits on approximately 0.1 acres of land. Paved driveway runs along the side of the home. Enclosed front porch. Fenced in grassy back yard with burn pile. Small wooden back porch. It looks like the basement is only accessible from an outside entrance. Block foundation looks sound. The shingled roof has moss growing on it so I imagine it needs attention soon. Wood siding in fair condition as well could use a fresh paint job though. This house could use some TLC but it has potential. Roof Issues; Personal Property; Occupied; Summer Tax Due: \$185.39	1910 N ROSE KALAMAZOO;	\$2,600	
3322	Parcel ID: 06-10-331-050; Legal Description: HIGHLAND PLAT E 25 FT OF LOTS 51-52 Comments: This vacant lot is approximately 0.04 acres of land. It is a small lot that you would have trouble building anything on. It looks to be the yard of the neighboring building and an old two track driveway that is currently being used. There is a small cement pad on the back portion of the property. Possibly the remains of whatever was built here in the past. Small "garden" in the front. This would be a good property for the neighbors to purchase or someone looking to add a parking spot to there property portfolio. Vul - Vacant Urban Lot; Sideyard Parcel; Summer Tax Due: \$9.63	110 HERBERT ST KALAMAZOO;	\$500	
3323	Parcel ID: 06-10-331-092; Legal Description: HIGHLAND PLAT LOT 92 Comments: This vacant lot is approximately 0.1 acres of land. It sits in between two houses. It is mostly grassy with a few trees and tree stumps. There was a small metal fence that I believe the neighbors put up in the middle of the property. It could be an indication of the property line but it seems to be slightly encroaching. Some slight debris was on the property but nothing to difficult to remove. Some stone work on the back portion of property, possibly and old garden. Vul - Vacant Urban Lot; Summer Tax Due: \$71.58	116 HERBERT ST KALAMAZOO;	\$900	

3326	Parcel ID: 06-10-369-007; Legal Description: UPJOHN LAND COMPANYS ADDITION Liber 8 Page 7 Lot 7 Blk 9 Comments: This house sits on approximately 0.137 acres of land. Block foundation. Wood siding could use a fresh paint job. Shingled roof looks to be in fair condition, there were a few leaks found. Grassy back yard with children's swing set. Some small bushes and trees on the far West portion of the property. The back yard has neighboring fencing around. The entrance to the basement is on the back of the home and is only accessible from the outside. There was mold found in the basement. Wood back porch with partial roof. A few of the windows have been boarded. This house has some potential but many things need attention. There was debris throughout the home. Mix of carpet and wood floors. Mold; Summer Tax Due: \$581.76	1333 N ROSE ST KALAMAZOO;	\$28,000	
3327	Parcel ID: 06-10-370-219; Legal Description: DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, S 3 R OF LOT 219. Comments: This vacant lot is approximately 0.14 acres of land. It sits in between two houses. There is a sidewalk on the East portion of the property next to the road. This sidewalk leads onto the property but stops as you enter further. There looks to have been a building on this property at one time but it is no longer there. Now it is only a grassy lot with some vegetation on the West portion. Nice spot to rebuild or for a neighbor to buy and build up their property lines. Please check with your local unit assessor, if buildable! Vul - Vacant Urban Lot; Summer Tax Due: \$111.66	1315 PRINCETON AVE KALAMAZOO;	\$1,200	
3328	Parcel ID: 06-10-384-036; Legal Description: ADDITION OF DEWING & PARKER, Liber 3 of Plats Page 41; Lot 36 in Block B. Comments: This house sits on approximately 0.20 acres of land. There was a condemnation notice on the front of the building. This house has been boarded up tight. We were unable to access the inside of the home. Please do your homework on this one because it may be a target for demolition even though it was not posted. Confirm with the county before attempting to purchase. Grassy back yard that is mostly fenced in. Wood siding in fair condition although it could use a sanding a a fresh coat of paint. Shingled roof doesn't look to back. I imagine this house will need some work done due to the condemned notice. Could be a good project for a brave handy man. Boarded; Condemned; Summer Tax Due: \$438.00	1404 N EDWARDS ST KALAMAZOO;	\$6,700	
3330	Parcel ID: 06-12-381-113; Legal Description: EAST LAWN THE S 11 FT OF LOT 11 BLK 11 Comments: This strip of land is very thin and has small bushes planted along it. Between two house, there is not enough space to build any structure. This would be a great addition to an adjacent property owner. Sideyard Parcel; Unbuildable Lands / Too Small; Summer Tax Due: \$9.07	UPLAND DR VAC KALAMAZOO;	\$650	
3332	Parcel ID: 06-13-480-091; Legal Description: LINCOLN HEIGHTS PART OF LOT 9 DES AS FOLL BEG AT SE COR LOT 9 TH W ALG S LI SD LOT 40 FT TH N PAR E LI SD LOT 70 FT TH E PAR TO S LI SD LOT 40 FT TH S 70 FT TO BEG . Comments: A commercial garage that sits on approximately 0.07 acres of land near some rail-road tracks. Exterior of the building is brick. Tires were piled up in the driveway. Garbage and more tires were found in both car bays of the garage. The bathroom had debris inside as well. A hole in the ceiling above one of the car bays was spotted. Since this was an operating garage, a department of environmental quality check is advised. Contamination Indicators; Summer Tax Due: \$575.45	3731 E MICHIGAN AVE KALAMAZOO;	\$4,100	

3333	<p>Parcel ID: 06-14-191-031; Legal Description: GILBERTS PLAT UNION ADDITION LOT 31 EXC NLY 6FT THEREOF. Comments: This house was occupied on last visit. Please use caution and be respectful if planning to visit in person. The home sits on approximately 0.182 acres of land. There was a large amount of personal property and debris around the home. Hole in the front porch roof. Poured concrete foundation looked sound no major cracking. Some landscape rocks in the front near the sidewalk. Vinyl siding looked ok. The roof looked to be in fair condition. No major red flags seen. Grassy back yard. Cement driveway runs along the side of the home and leads to a detached one car garage. Occupied;</p> <p>Summer Tax Due: \$1,018.11</p>	529 CHARLOTTE AVE KALAMAZOO;	\$7,400	
3337	<p>Parcel ID: 06-14-272-010; Legal Description: PHELPS ADDITION, Liber 3 of Plats Page 21; East 44ft of Lot 21. Comments: This house sits on approximately 0.133 acres of land. Four bedroom two bathroom home. One of the bathrooms is a bit nicer then the other and has a Jacuzzi. The back yard is fenced in with a mixer of chain link and wood fencing. The front yard is enclosed with chain link. There is a partially fenced in driveway parking area on the back of the property that has enough room for two cars. There may have been a garage her at one point but is no longer there. There is debris throughout the property including a washer and dryer in the back yard. The vinyl siding is in decent condition, would look good after a power wash. The foundation looks sound. The shingled roof looks ok, may need some attention in the future but i didn't see and major red flags. One of the bedrooms on the top floor had a bit of ceiling damage but it didn't look like a leak. Mix of wood and carpet floors. This house has a lot of potential. After a good cleaning and few repairs this would be a nice house for a small family. Don't let this house slip away.</p> <p>Summer Tax Due: \$575.59</p>	1719 CHARLES AVE KALAMAZOO;	\$5,400	
3339	<p>Parcel ID: 06-15-112-082; Legal Description: DUDGEON & COBBS REVISED PLAT N 3 R OF W 92.32 FT OF LOT 82 Comments: This vacant lot is approximately 0.10 acres of land. It is mostly grassy with the exception of a couple trees that provide some nice shade. There looks to be driveway entrance on the East portion of the property. Nice spot to rebuild. Public sidewalks run along the West and North portions of the property. Please check with your local unit assessor, if buildable! Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$123.11</p>	1028 N PARK ST KALAMAZOO;	\$1,200	
3340	<p>Parcel ID: 06-15-116-025; Legal Description: GEO THOS CLARKS ADDITION S 33.2 FT OF W 6 R OF LOT 24 Comments: This house was occupied on last visit but has a "Criminal No Trespassing" sign posted on the front of the home. Please use caution if planning to visit this property in person. There was an old Cadillac parked on the side of the home. Concrete driveway runs along the side of the home and leads to an attached one car garage. Some of the windows have been boarded. Fenced in front yard and back yard. Thick vegetation has started to grow along the side of the home. Siding looked to be in fair shape. The shingled roof had some spots that will need attention soon. The foundation looked sound. Overall the house looks to be in fair condition but the inside was not viewed. this could be a great project for a handy man. This house has some potential. Personal Property; Occupied;</p> <p>Summer Tax Due: \$251.23</p>	1009 N PARK ST KALAMAZOO;	\$2,900	

3341	<p>Parcel ID: 06-15-129-021; Legal Description: KROM & HASCALLS ADD. PART OF LOT 21 BEG AT NE COR SD LOT TH W ALG N LI SD LOT 31.84FT TH S 112.37FT TO A PT IN S LI SD LOT 36.76FT W OF SE COR THEREOF TH E 36.76 FT TO SD SE COR TH N 110.88 FT TO BEGIN. Comments: This house sits on approximately 0.088 acres of land. There is a railroad track directly East of the home. Short gravel driveway on side of home. Block foundation looks sound. Vinyl siding could use a power wash but overall looks ok. The shingled roof looks ok however there was some evidence of fire damage found in the attic. It looks like it has been repaired or someone was very close to having it repaired. Fenced in grassy backyard with a few trees that provide nice shade. There is some debris in the backyard as well as throughout the house especially in the basement. This house will need some work done but it has potential. It looks like someone was in the process of fixing it back up but gave up or ran out of money. Two bedroom one bathroom. Fire Damage; Incomplete Construction; Summer Tax Due: \$335.25</p>	224 E PATERSON ST KALAMAZOO;	\$2,500	
3343	<p>Parcel ID: 06-15-217-020; Legal Description: SCHEID & HAYS ADDITION LOT 20 Comments: This house sits on approximately 0.15 acres of land. This three bedroom three bathroom home has some potential. There is a cement driveway that runs along the side of the home and lead to the back yard where there is a large garage. The garage has suffered some fire damage but looks like it can be repaired. The garage door is no longer there. There is a lot of debris inside the garage as well has in the basement and house. Chain link fence around the home. Grassy front lawn. There is a porch on the second story but the roof that was built over it has collapsed. Mix of stone and cement foundation looks ok. This house will need some repairs but would be a good project for the right handy man. Lots of room. Sanitation Issues And Garbage; Fire Damage; Summer Tax Due: \$231.94</p>	416 PARSONS ST KALAMAZOO;	\$8,600	
3344	<p>Parcel ID: 06-16-148-044; Legal Description: ASSESSORS B PLAT LOT 44 Comments: This house was occupied on last visit. Please use caution and be respectful if visiting the property in person. The house sits on approximately 0.12 acres of land. Gravel driveway runs along side of home and leads to a detached one car garage. Neighboring fences run along the perimeter in the back yard. There is a decent amount of debris in the back yard near the garage. Grassy back yard with a large tree. Mudroom on the back entrance to the home. Exterior brick foundation. Siding looks ok. The shingled roof looked to be in fair condition. No glaring red flags. This house looks to be in overall fair/good condition. A little TLC would go a long way with this one. Personal Property; Occupied; Summer Tax Due: \$713.58</p>	921 DOUGLAS AVE KALAMAZOO;	\$8,300	
3345	<p>Parcel ID: 06-16-200-022; Legal Description: COM ON S LI PATERSON ST 348 1/2 FT W OF W LI STAPLES AVE S PAR WITH SD W LI 213.54 FT TO ELY R/W OF MC RR NWLY ON SD R/W 137.98 FT N 102.76 FT TO SD S LI E ON SD S LI 80 FT TO BEG Comments: The property is approximately 0.39 acres in size. This is a very large building that has been left alone to fall into disrepair. Condemnation papers have been posted on the front of the building. There is standing water in the basement. The roof has collapsed in multiple locations. This building is in overall poor condition and is dangerous to walk around in. It does however have a concrete foundation so the the actual bones of the building are still strong. There are multiple old pianos still sitting on the inside along with a bunch of old piano hardware and tools used to repair them. This could be a great old project building for some handy men or for someone scouting out a location for a business that knows contractors who could get it back into usable condition. This place needs a lot of work overall. Boarded; Personal Property; Dangerous Building; Roof Issues; Summer Tax Due: \$892.18</p>	1031 W PATERSON ST KALAMAZOO;	\$11,500	

3346	Parcel ID: 06-16-274-011; Legal Description: COM ON W LI ELMWOOD CT 167 FT N OF N LI ELMWOOD ST W 6 R N 35 FT E 6 R TO SD W LI S ON SD W LI 35 FT TO BEG Comments: This house is on a very small lot, it is approximately 0.08 acres of land. There is a grass driveway that runs along the side of the home and leads to a small detached one car garage. Exterior looks to be in fair condition but look a bit saggy at the top. Roof has some shingles coming loose and some exposed nails which may indicate issues. The electric meter has been removed. The siding is a mix of stucko, wood, and metal. Windows are in poor condition and boarded. The stucko portion of the exterior is starting to fail in certain areas. The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be be considered incomplete nonetheless. Summer Tax Due: \$720.66	517 ELMWOOD CT KALAMAZOO;	\$8,600	
3348	Parcel ID: 06-22-454-083; Legal Description: SOUTH SIDE IMPROVEMENTCOMPANYS ADD LOT 83 EXC W 50 FT Comments: Update: The county has done significant clean up on this property and gutted the inside. Now it's ready for a fresh start, making this a really great opportunity to finish the inside to your liking. This two story house on Bank St near the farmer's market sits on approximately 0.12 acres of land. Summer Tax Due: \$526.34	1408 BANK ST KALAMAZOO;	\$6,800	
3349	Parcel ID: 06-22-457-041; Legal Description: ASSESSORS PLAT OF SOUTH SIDE ANNEX; Lot 40 & Lot 41 Comments: This vacant lot is approximately 0.344 acres of land. There was a car and trailer on the property as well as other personal property that looks like it belongs to the neighboring property owner. Mostly grassy with a few trees and bushes. Runs along a River. There is a rail road track on the other side of the river. Personal Property; Summer Tax Due: \$178.16	435 EGLESTON KALAMAZOO;	\$2,200	
3350	Parcel ID: 06-22-458-043; Legal Description: ASSESSORS PLAT OF SOUTH SIDE ANNEX; Lot 43 Comments: This vacant lot is approximately 0.153 acres in size. It is fenced in with the neighboring home. It runs along the side of Reed Ct. Possible encroachment onto the neighboring home. Grassy lot with a few trees. There is a dog cage made of chain link fence on the Southern portion of the property. Encroachments; Summer Tax Due: \$114.72	445 EGLESTON KALAMAZOO;	\$1,600	
3353	Parcel ID: 06-23-323-198; Legal Description: HAYS PARK, Liber 6 of Plats Page 14; Lot 198. Comments: This vacant lot is approximately 0.152 acres of land. It looks as though there was a house on this property in the past but has since been removed. The SEV doesn't accurately represent the property value at this time. Large grassy lot with some neighboring fencing. Nice spot to rebuild if you'd like to be close to the church. Please check with your local unit assessor, if buildable! Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$206.18	1316 MILLS ST KALAMAZOO;	\$8,900	
3354	Parcel ID: 06-23-343-055; Legal Description: KALAMAZOO LAND & IMPROVEMENT COMPANYS ADDITION; West 33ft OF S 100 FT OF LOT 55 Comments: This corner lot is approximately 0.076 acres of land. It looks as though there was once a home on this property but it has since been removed. the SEV does not accurately reflect the value of the property at this time. Grassy lot with a driveway entrance at the road on both streets. Next to some houses. Would be a good spot to rebuild if you like corner lots. Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$337.20	1503 WASHINGTON KALAMAZOO;	\$8,500	

3355	<p>Parcel ID: 06-23-364-458; Legal Description: REVISED PLAT OF HAYS PARK LOT 458 Comments: This home sits on approximately 0.14 acres of land with a single car garage in the backyard. The property is fenced in by a mixture of wooden and chain linked fencing. The siding of the house and garage could use a cleaning, but overall look to be in good condition. Broken pallets and cement pieces were scattered in the back. The house looked mostly clear, apart from a few pieces of furniture. One of the bedrooms is downstairs with nice hardwood floors and a connecting half bathroom. Leading to the side porch is a utility room with washer/dryer hookups. Upstairs has the two remaining bedrooms, a full bath and a spare room. The bathroom has a Jacuzzi and standing shower. Both bedrooms have sliding mirror doors for the closets. The spare room has cathedral ceilings with unfinished sunroof windows. The garage had some debris in it. The garage door was dented but still on its tracks and faces out to the alley in the back. A little attention and work will go a long way in getting this home looking great again. Roof Issues;</p> <p>Summer Tax Due: \$667.97</p>	1111 CLINTON AVE KALAMAZOO;	\$33,250	
3357	<p>Parcel ID: 06-23-460-002; Legal Description: REVISED PLAT OF HAYS PARK S 49 1/2 FT OF LOT 386, S 41 1/2 FT OF W 31.5FT OF LOT 385. Comments: These two buildings sit on approximately 0.091 acres of land. The two story home is in better condition then the smaller house found in the back yard. There is a chain link fence around the main house and there is a separate chain link enclosure with a dog house in it. Nice brick driveway runs along the side of the main home and leads to the smaller home out back. The main house is in overall good condition. There is a lot of debris inside the home most of it being found in the basement. Possibly personal property still in home. There are two gas meters in the basement most likely the additional one is for the smaller home out back. Mix of wood and linoleum floors. Two bedroom Two bath in main house. Block foundation looks sound. The shingled roof looks ok as well. The smaller home out back has seen better days. The ceiling in the main room has started to fall in and there is mold starting to form. One bedroom one bathroom. There is an area for parking out back by the smaller house. An alley runs along the side of the property. This property has a lot of potential. A little TLC would go a long way with this one. Mold; Personal Property;</p> <p>Summer Tax Due: \$523.26</p>	1511 CAMERON ST KALAMAZOO;	\$3,600	
3358	<p>Parcel ID: 06-23-470-821; Legal Description: REVISED PLAT OF HAYS PARK LOT 821. Also the N 1/2 of vacated alley lying S of above described property. Comments: This house sits on approximately 0.096 acres of land. Gravel driveway runs along the side of the home and leads to a detached two car garage. There is a shed in the back yard. Grassy back yard with a couple trees. Storage are under the deck. Block foundation looks sound. Vinyl siding could use a power wash. Shingled roof needs some work. There is mold in the kitchen where the ceiling has collapsed. Enclosed front porch. Four bedrooms one bathroom. There is debris throughout the entire property. Full size basement. This house has some potential. Once the roof issues are taken care of and the mold issue in the kitchen this house could be renovated and brought back to its former glory. Roof Issues; Mold;</p> <p>Summer Tax Due: \$477.96</p>	1616 HAYS PARK AVE KALAMAZOO;	\$5,700	
3359	<p>Parcel ID: 06-23-471-622; Legal Description: REVISED PLAT OF HAYS PARK Lot 622. Also the S 1/2 of vacated alley lying N of above described property. Comments: This vacant lot is approximately 0.096 acres of land. There is a large wood privacy fence that runs the entirety of the property. A section of the fence has fallen in on the South West portion. Mostly grassy lot with a couple large bushes. There are multiple vehicles on the property. Nice spot to rebuild. Please check with your local unit assessor, if buildable! Personal Property; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$178.16</p>	1709 REED AVE KALAMAZOO;	\$2,600	

3360	Parcel ID: 06-23-471-825; Legal Description: REVISED PLAT OF HAYS PARK LOT 825. Also the N 1/2 of vacated alley lying S of above described property. Comments: This house sits on approximately 0.096 acres of land. This house is in poor shape. There was a condemned notice posted on the front of the home. Debris found around the home. Grassy back yard with fencing from neighboring properties. A few large trees provide ample shade. One car garage built into the side of the home. Small driveway. House was boarded up so we were unable to get inside photos. Adobe/stone siding. This house will need some work before its back in living condition. Condemned; Summer Tax Due: \$304.68	1702 HAYS PARK AVE KALAMAZOO;	\$16,250	
3361	Parcel ID: 06-24-405-360; Legal Description: BROOKFIELD LOT 36 EXC W 1/2 Comments: This vacant lot is approximately 0.09 acres of grassy land with a few trees near the road. Some large bushes line the back of the lot. This would be a great addition for the adjacent property owner. Sideyard Parcel; Summer Tax Due: \$7.23	SPRINGFIELD AVE VAC KALAMAZOO;	\$600	
3362	Parcel ID: 06-24-405-370; Legal Description: BROOKFIELD LOT 37 Comments: This house is on approximately 0.13 acres of land with a partially gravel driveway. A small wood shack is located behind the house. The siding of the house could use some cleaning. A few pieces of debris are scattered around the property. This house was occupied on last visit. Please be respectful and use caution if visiting this property in person. Occupied; Roof Issues; Summer Tax Due: \$157.27	3325 SPRINGFIELD AVE KALAMAZOO;	\$4,500	
3363	Parcel ID: 06-24-405-640; Legal Description: BROOKFIELD LOT 64 Comments: This vacant lot is approximately 0.15 acres of open grassy land. Half of this lot has a chain linked fence splitting the front from the back. Some of the adjacent land owner's possessions were found the property. Great spot for new construction. Please check with your local unit assessor, if buildable! Summer Tax Due: \$7.23	BROOKFIELD AVE VAC KALAMAZOO;	\$600	
3364	Parcel ID: 06-26-116-033; Legal Description: SOUTH PARK ADDITION LOT 33 BLK 11. Comments: This house sits on approximately 0.091 acres of land. Three bedroom 1.5 baths. Paved driveway runs along the side of the home and leads to a shed. Exterior brick foundation but the house is built on block foundation that looks sound. Shingled roof looks to be in fair condition no leaks found. Wood siding is in decent shape a few spots could use some repairs. Chain link fence around the entire home. Grassy back and front lawn. There is debris throughout the home but nothing major. This house has a lot of potential. A little TLC would go a long way with this home. Would be a good starting home. Summer Tax Due: \$517.09	843 BRYANT ST KALAMAZOO;	\$3,800	
3366	Parcel ID: 06-33-239-004; Legal Description: ASSESSORS PLAT OF BUCKINGHAM SUBDIVISION BE ING A REPLAT OF BUCKINGHAM PLAT N 50 FT OF E 165 FT OF LOT 33 Comments: This commercial building sits on approximately 0.189 acres of land. Found in a nice busy section of Westnedge. Block foundation looks sound. Paved drive runs along the side of the building and leads the the back of the building. There is ample parking and a two car garage built into the building. The ceiling on the main floor is falling in. Was wet with some mold starting to form. The structure as a whole looks strong but there has been some "remodeling?" that was never finished. The walls have been stripped to show the studs. Some of the ceilings have fallen in do to some water leakage. Very large building. The second floor was built for living quarters. There was a fireplace with Three bedrooms and one bathroom. The roof will need repairs before the building can be renovated. There was debris throughout the entire building that will need to be cleaned out. This building has a lot of potential. With a few major repairs this place could be a good spot for a family store with a nice living area on the second floor. Incomplete Construction; Roof Issues; Mold; Summer Tax Due: \$2,273.84	3408 S WESTNEDGE AVE KALAMAZOO;	\$76,500	

3367	<p>Parcel ID: 07-17-160-060; Legal Description: SEC 17-2-10 COM AT E1/4 POST SEC 18 TH W ALG E&W1/4 LI SD SEC 82.25 FT TO ELY LI GULL PRAIRIE RD TH N 21DEG 20MIN W ALG ELY LI SD RD 368.93 FT TO N LI OF A PRIVATE ROAD TH E PAR E&W1/4 LI SD SEC & ALG N LI SD PRIVATE RD 707.5 FT FOR PL OF BEG TH E PAR TO E&W1/4 LI SEC 17 110 FT TH N 159.25 FT TH W 110 FT TH S 159.25 FT TO BEG RESERVING A LIFE ESTATE FOR KENNETH ROBB Comments: This lot is approximately 0.41 acres of land with a dirty driveway. Large trees are scattered around this grassy lot. The house previously on this property has been removed. A few trees might need to be cleared to start construction. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$54.45</p>	6037 DAWES AVE KALAMAZOO;	\$5,200	
3368	<p>Parcel ID: 07-17-160-070; Legal Description: SEC 17-2-10 COM AT E1/4 POST OF SEC 18 TH W ALG E&W1/4 LI SD SEC 82.25 FT TO ELY LI GULL PRAIRIE RD TH N 21DEG 20MIN W ALG ELY LI SD RD 368.93 FT TO N LI OF A PRIVATE ROAD TH E PAR TO E&W1/4 LI SECS 17 & 18 & ALG N LI SD PRIVATE RD 817.5 FT FOR PL OF BEG TH E PAR TO E&W1/4 LI SEC 17 110 FT TH N 159.15 FT TH W 110 FT TH S 159.25 FT TO BEG Comments: This lot is approximately 0.4 acres of land. Parts of the lot see clearing through the trees, but some large trees give coverage. Some large bushes have grown near roadside of the lot. Clearing some trees can give way to a great spot to build. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$39.05</p>	DAWES AVE KALAMAZOO;	\$700	
3370	<p>Parcel ID: 07-19-252-570; Legal Description: FAIRVIEW HEIGHTS LOT 68 Comments: This house sits on approximately 0.12 acres of land. The front of the house has beautiful stone siding. The siding on the other three sides could use some fresh paint. The entry room had a pile of debris near the front door. The remaining parts of the house were mostly free of debris. Both bedrooms and the bathroom are located upstairs and could use some new paint as well. A rusty metal shed in the backyard housed a few pieces of lawn maintenance equipment. A burn pile was found in the northeast corner of the property. Some new paint and carpet could really bring out this home's potential.</p> <p>Summer Tax Due: \$989.16</p>	603 ALGER ST KALAMAZOO;	\$4,300	
3371	<p>Parcel ID: 07-19-253-411; Legal Description: FAIRVIEW HEIGHTS LOTS 125, 126 & 127 Comments: This vacant lot is approximately 0.34 acres of land with high grass and a few trees. Near the road is a partial gravel driveway. Along the back of the lot is an old wooden fence. The house previously on this property has been removed. After a long overdue mow, this could be a great site for new construction. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$51.56</p>	762 CASS ST KALAMAZOO;	\$4,700	
3372	<p>Parcel ID: 07-21-106-050; Legal Description: ELVA ACRES S 1/2 LOT 3 Comments: This lot is approximately 0.18 acres of open grassy land. A chain linked fence lines the back of the lot. The house previously on this property has been removed. A great spot for new construction. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$21.22</p>	122 HOMER ST KALAMAZOO;	\$6,200	
3373	<p>Parcel ID: 07-21-201-130; Legal Description: LAWNDAL E N 72.33 FT OF LOT 6 Comments: This lot is approximately 0.33 acres of land. A few large trees are along the north and south property lines. Vegetation become a little thicker leading towards the back of the lot. A great spot for construction in a quiet neighborhood. Please check with your local unit assessor, if buildable!</p> <p>Summer Tax Due: \$103.72</p>	338 ELLIOT RD KALAMAZOO;	\$1,900	

3374	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! The property is currently occupied but the county is proceeding with eviction and the property will be vacant at time of sale. Condominium; Summer Tax Due: \$2,263.23	10207 CRICKLEWOOD CT PORTAGE;	\$10,250	
3375	Parcel ID: 90-0019-125-A; Legal Description: SECTION 19-3-11 BEG AT SW COR OF SW 1/4 SW 1/4 OF SEC 19, TH N 132.86 FT, TH E 274.58 FT TO W ROW LI OF US- 131, TH S ALG SD LI 132.82 FT TO S LI OF SD SEC, TH W ALG SD LI 280.37 FT TO POB, RESV 33 FT FOR RD ROW. Comments: This vacant lot is approximately 0.73 acres of land. The Southern portion of the property has a row of trees the North section is comprised of long grass. Nice spot to build. Please check with your local unit assessor, if buildable! Summer Tax Due: \$473.71	8987 S 12TH ST PORTAGE;	\$4,100	
3376	Parcel ID: 06-16-262-003; Legal Description: WINSLOWS ADDITION S 115FT OF LOT 3 BLK 2. Comments: This house was occupied on last visit. Please use caution and be respectful if planning to visit this property in person. This house sits on approximately 0.195 acres of land. Judging from the multiple electric boxes I believe this house is set up for four units. The house is old but overall looks to be in good condition. The wood siding is in fair shape but could use a fresh coat of paint to spruce it up. Stone foundation looks solid. No major decay seen. There is a parking area on the back of the property accessible from Staples Avenue. The parking are leads to a detached one car garage. A grassy lawn wraps around the home. Landscaping bushes. Few large trees. This is a nice property. We don't see many of these. Occupied; Multiple Family Use; Summer Tax Due: \$1,024.57	920 W NORTH ST KALAMAZOO;	\$8,600	
3377	Parcel ID: 06-16-263-010; Legal Description: WINSLOW'S ADDITION; East 75ft of Lot 1 in Block 2. Also the East 75ft of the South 4.5ft of Lot 5. Note: a portion of a 9ft by 107ft common drive is described in the above Comments: This house was vacant when inspected but we talked with the owner when we were leaving the property. It is vacant but still occupied. It sits on approximately 0.233 acres of land. Grassy yard wraps around the home. Paved parking area on the side and back of home accessible from Woodward Ave. There were four gas meters on the side of the home that have been disconnected. Nine electric meters in the basement have also been disconnected and removed. It is set up for multiple family use but they are all accessible from inside the home. There is a common area on the main floor. The apartment units are on the second floor. Stone foundation is mostly solid but there is some cracking and decay near the basement entrance. Older home that is outdated. There is a lot of debris and personal property inside the home. This house needs a lot of work before its back in living condition. There is major roof and wall damage on the second floor in one of the windowed sun room. This would be a great project for a contracting company or a handy man that would like to own a piece of history. This is a historic home that has a lot of character. Take a look at the accompanying photos to get a better idea of what this home has to offer. Roof Issues; Multiple Family Use; Personal Property; Summer Tax Due: \$1,307.88	902 W NORTH ST KALAMAZOO;	\$14,500	
3378	This lot is a "bundle" comprised of 18 parcels (1 of 18) Parcel ID: 02-36-376-152; Legal Description: OLIVET PARK LOT 16 & N 5 FT OF LOT 17 ALSO BEG AT SE COR LOT 16 TH N 00DEG01MIN15SEC W 70FT TH N 89DEG58MIN45SEC E 66FT TH S 00DEG01MIN15SEC E 70FT TH S 89DEG58MIN45SEC W 66FT TO BEG Comments: The parcels in this sale	5142 MT OLIVET RD KALAMAZOO; S 11TH ST KALAMAZOO;	\$101,750	

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 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,

517 LULU ST
KALAMAZOO;

1511
PRINCETON
AVE
KALAMAZOO;

441 BESSIE ST
KALAMAZOO;

1358 N ROSE
ST
KALAMAZOO;

605 ARTHUR
AVE
KALAMAZOO;

1015 ALBERT
AVE
KALAMAZOO;

1802 E MAIN ST
KALAMAZOO;

510 PHELPS
AVE
KALAMAZOO;

1116
ENGLEMAN
AVE
KALAMAZOO;

1014 N ROSE
ST
KALAMAZOO;

521 MABEL ST
KALAMAZOO;

1001
CLARENCE ST
KALAMAZOO;

1628 E
STOCKBRIDGE
AVE
KALAMAZOO;

3408 HOOVER
ST
KALAMAZOO;

675 FERRIS ST
KALAMAZOO;

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. Bundle;

14038 S 42ND
ST FULTON;

(2 of 18) **Parcel ID:** 05-24-355-030; **Legal Description:** SEC 24-2-12 COMM AT SW COR TH E ALG S SEC LI 132.04 FT TH N PAR WI W SEC LI 660 FT TO BEG TH CON'T N 37.73 FT TH N 62 DEG 41 MIN 45 SEC E 1041.94 FT TH SELY 52.82 FTPT A PT 1098.95 FT NELY OF BEG TH SWLY 1098.95 FT TO BEG** No Road Access;

(3 of 18) **Parcel ID:** 06-09-489-005; **Legal Description:** Beg at a pt on the S li of Lulu Street 10R W of the W li of Westnedge Avenue; th S 115.5ft parallel with Westnedge Avenue; th W 49.5ft; th N 115.5ft to the S li of Lulu Street; th E 49.5ft to beg.

(4 of 18) **Parcel ID:** 06-10-350-207; **Legal Description:** DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9. The North 1 Rod of Lot 208. The South 2 Rods of Lot 207

(5 of 18) **Parcel ID:** 06-10-365-215; **Legal Description:** DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, E 43 FT OF LOT 227.

(6 of 18) **Parcel ID:** 06-10-385-002; **Legal Description:** UPJOHN LAND COMPANYS ADDITION Lot 2 Blk 10

(7 of 18) **Parcel ID:** 06-13-135-660; **Legal Description:** EARLYDAWN LOT 66

(8 of 18) **Parcel ID:** 06-14-209-097; **Legal Description:** HAZARDS SUBDIVISION OFSECTION 14 N 44 FT OF LOT 97.

(9 of 18) **Parcel ID:** 06-14-253-004; **Legal Description:** PHELPS ADDITION; Lot 34, excluding the South 6 Rods & excluding the East 67.85ft.

(10 of 18) **Parcel ID:** 06-14-271-007; **Legal Description:** PHELPS ADDITION;

	<p>The North 38.18ft of the West 97.68ft of Lot 20.</p> <p>(11 of 18) Parcel ID: 06-14-304-002; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2020. 20802 A FRANKS PLAT UNION ADDITION W 1/2 OF LOT 5 UNION ADDITION PART OF LOT D BEG AT NW COR LOT D TH S ALG W LI SD LOT TO NELY ROW LI US 12A TH S 59DEG 30MIN E TO E LI SD LOT TH N ALG SD E LI TO NE COR OF LOT D TH W ALG N LI SD LOT 66FT TO BEGIN OWNED & OCCUPIED AS ONE PAR</p> <p>(12 of 18) Parcel ID: 06-15-135-020; Legal Description: DUDGEON & COBBS REVISED PLAT S 1/2 OF LOT 20</p> <p>(13 of 18) Parcel ID: 06-16-243-032; Legal Description: BUSH & PATERSONS 2ND ADDITION; The West 44ft of Lot 32</p> <p>(14 of 18) Parcel ID: 06-23-198-033; Legal Description: F J HENRYS ADDITION N 45.47 FT OF LOT 33</p> <p>(15 of 18) Parcel ID: 06-23-451-262; Legal Description: REVISED PLAT OF HAYS PARK LOT 262</p> <p>(16 of 18) Parcel ID: 06-32-109-065; Legal Description: ASSESSORS PLAT OF OAKLAND PARK LOT 65</p> <p>(17 of 18) Parcel ID: 07-19-252-240; Legal Description: FAIRVIEW HEIGHTS LOT 27</p> <p>(18 of 18) Parcel ID: 16-21-226-200; Legal Description: SEC 21-4-9 COM 12-2/3 R S OF NE COR SEC 21 RNG TH W 14 R TH S 4 R TH E 14 R TH W 4 R TO BEG</p> <p>Summer Tax Due: \$5,585.46</p>			
3379	<p>Parcel ID: 06-23-168-011; Legal Description: REVISED PLAT OF JAMES A TAYLORS ADDITION LIBER 6 OF PLATS Page 31; LOT 11 Comments: This house sits on approximately on 0.16 acres of land. It is set up as a duplex. unfortunately this home has suffered from a fire. The inside of the home is black from soot and the ceiling is beginning to collapse. There was a condemned notice on the front of the home. Most of the windows have been broken and are now boarded. There is a lot of debris inside the home. Cement driveway runs along the side of the home and leads to a detached one car garage. There is a wood staircase on the back of the home that leads to the second story apartment. This house will need a lot of work before its back in living condition. Boarded; Multiple Family Use; Fire Damage;</p> <p>Summer Tax Due: TBA</p>	907 MILLS ST KALAMAZOO;	\$500	
3380	<p>Parcel ID: 06-10-345-011; Legal Description: UPJOHN LAND COMPANYS ADDITION BLK 6 LOT 11 EXC W 66FT. Comments: This vacant lot is approximately 0.032 acres of land. Grassy lot with a large tree. Driveway entrance at the road. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: TBA</p>	1613 N BURDICK ST KALAMAZOO;	\$500	
3381	<p>Parcel ID: 06-10-36-001; Legal Description: DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9 S 24 FT OF LOT 231 N 8 FT OF LOT 230. Comments: This vacant lot sits on approximately 0.097 acres of land. Grassy lot with a few large trees at the back of the property. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: TBA</p>	1410 N WESTNEDGE AVE KALAMAZOO;	\$500	

3382	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 06-16-282-006; Legal Description: COM ON N LI ADA ST AT SW COR LOT 5 NORTHWEST ADD W ON SD N LI 42.62 FT N 86 FT E 42.75 FT TO W LI SD LOT 5 S ON SD W LI 86 FT TO BEG Comments: This lot consists of two properties. One has a two story home and garage on it which sits on approximately 0.085 acres of land. The other property is a vacant lot which is approximately 0.85 acres as well. Four bedroom one bathroom home. Wood floors. New cement driveway entrance that turns to gravel and then back to cement runs along the side of the home and leads to a detached one car garage. Vinyl siding needs some repairs in certain locations. Shingled roof is in fair condition as well. No major decay found. Some of the windows have been broken and are now boarded. Water heater and furnace have been taken. Block foundation looks solid. Small sunroom on front of home. The vacant lot next to the home is grassy. There is a partial chain link fence surrounding the property. This home has a lot of potential A bit of TLC would go a long way with this one.</p> <p><i>(2 of 2)</i> Parcel ID: 06-16-282-007; Legal Description: COMMENCING ON THE NORTH LINE OF ADA STREET 42.62FT WEST OF THE SOUTHWEST CORNER OF LOT 5 OF NORTHWEST ADDITION LIBER 3 OF PLATS PAGE 12; THENCE NORTH 86FT PARALLEL WITH WOODBURY AVENUE; THENCE WEST 43FT; THENCE SOUTH 86FT TO THE NORTH LINE OF ADA STREET; THENCE EAST 43FT ALONG THE NORTH LINE OF ADA STREET TO THE POINT OF BEGINNING. Harvesting; Summer Tax Due: TBA</p>	608 ADA ST KALAMAZOO; 612 ADA ST KALAMAZOO;	\$2,000	
3383	<p>Parcel ID: 06-27-136-003; Legal Description: COMMENCING AT THE NORTHWEST CORNER OF MAPLE STREET AND SOUTH BURDICK STREET; THENCE NORTH 4 RODS 2FT ALONG THE WEST LINE OF SOUTH BURDICK STREET; THENCE WEST 6 RODS PARALLEL WITH THE NORTH LINE OF MAPLE STREET; THENCE SOUTH 4 RODS 2FT TO THE NORTH LINE OF MAPLE STREET; THENCE EAST 6 RODS TO THE POINT OF BEGINNING. Comments: This building sits on approximately 0.155 acres of land. Large parking area in front and on the side of the property. Garage door on side of building. The foundation is cracking in a few areas. There are two trees in the back of the property that are growing right next to the building causing the block foundation to cave in. This building will need a lot of work but it has some potential. Could be a good buy for someone looking for a cheap commercial building. Multiple breaker boxes. The ceiling is falling apart in the office area of the building. Large cement floor working area with a large garage door. one bathroom Furnace needs some attention. The roof has collapsed in a couple areas. Needs work. Summer Tax Due: TBA</p>	1852 S BURDICK ST KALAMAZOO;	\$500	
3384	<p>Parcel ID: 06-16-239-002; Legal Description: AUSTIN & TOMLINSONS ADDITION LOT 2 & S 24FT LOT 3. ALSO N 5FT OF E 91FT OF LOT 1. Comments: This commercial building sits on approximately 0.283 acres of land. Brick siding looks nice but there is a fair bit of cracking starting to show on the back of the building. This may be due to one of the floors that has started to collapse. This is a very cool building but there are some issues that will need to be addressed. Large garage door on front of the building. Electric meter has been removed. Most of the windows have been broken and are now boarded. large open basement with small bathroom. The foundation looks ok there are some boards that look like they are starting to weaken from decay. The roof above the garage door area has started to collapse. This building will need some work before its back in working order but it has some potential. Roof Issues; Structural Issues; Summer Tax Due: TBA</p>	1009 N WESTNEDGE AVE KALAMAZOO;	\$500	

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). **The completed Affidavit 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.** 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. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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

Certain types of transfers are exempt from uncapping. 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 between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- 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 stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- 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.

Printed Name		
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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

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.