

Public Land Auction

Muskegon

September 10th, 2019

Muskegon County



Location:

Shoreline Inn & Conference Center
730 Terrace Point Dr, Muskegon, MI
49440

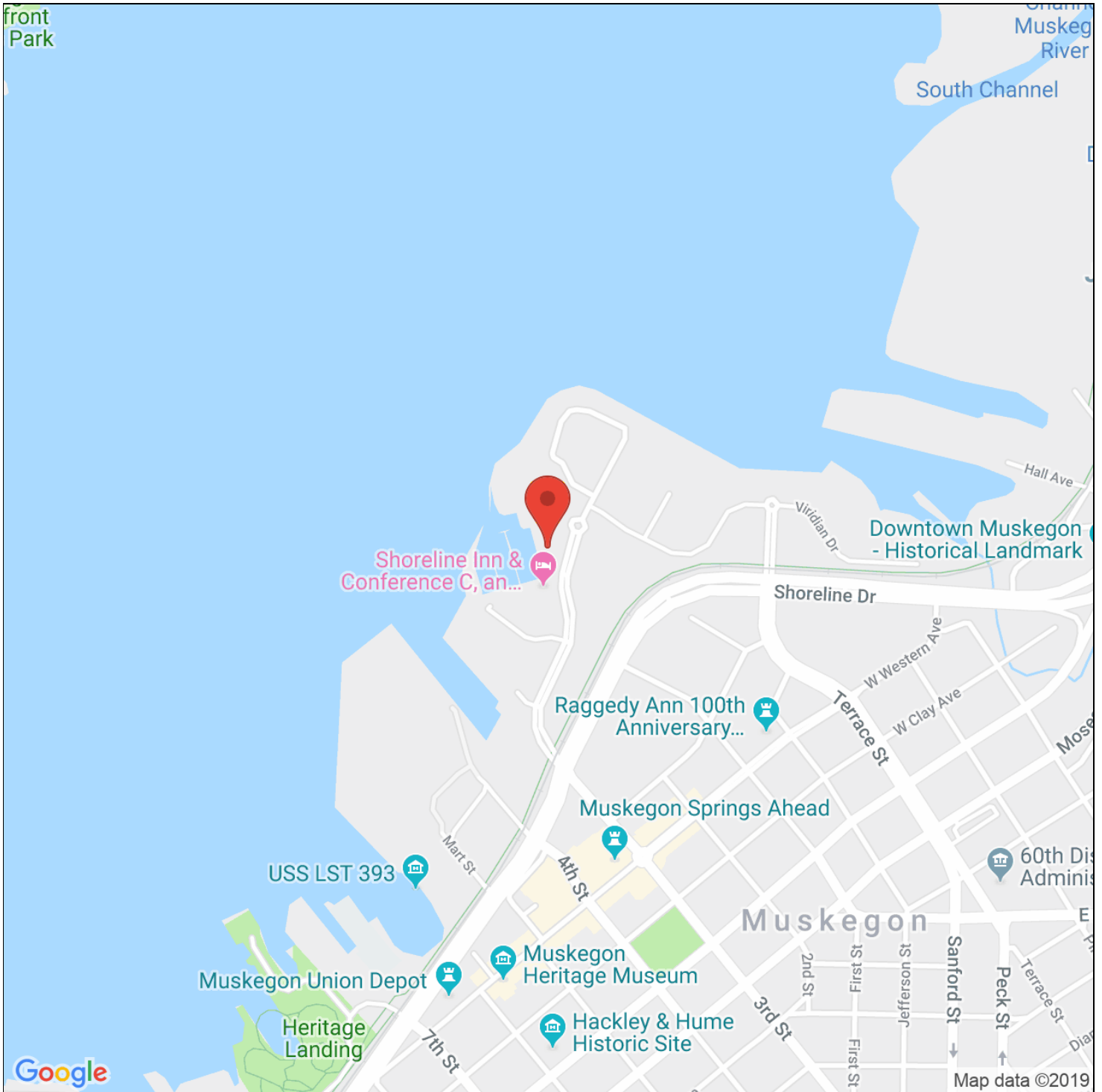
Time:

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

Shoreline Inn & Conference Center: 730 Terrace Point Dr, Muskegon, MI 49440





[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**
 - A deposit of \$1000 in CERTIFIED FUNDS is required to register to bid for the Muskegon Auction. The check can be made out in your name, and will be returned to you if you don't bid or win any properties at the end of the auction, or at any time during the auction at your request.
 - 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

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.

Muskegon

Lot #	Lot Information	Address	Min. Bid	Sold For
5001	Parcel ID: 04-530-008-0051-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADDITION TO FRUITVALE LOTS 51 & 52 BLK 8 SEC 3 T12N R16W Comments: 50x100 lot on a paper road, Summer Tax Due: \$3.71	HOLTON;	\$450	
5003	Parcel ID: 04-550-027-0013-00; Legal Description: BLUE LAKE TOWNSHIP LITTLE BLUE LAKE ADDITION TO LAKEWOOD LOTS 11 - 14 INC BLK 27 SEC 33 T12N R16W Comments: Occupied house in the country Occupied; Summer Tax Due: \$119.94	7032 CARMEN TWIN LAKE;	\$2,700	
5004	Parcel ID: 04-550-028-0033-00; Legal Description: BLUE LAKE TOWNSHIP LITTLE BLUE LAKE ADDITION TO LAKEWOOD LOTS 33 & 34 BLK 28 SEC 33 T12N R16W Comments: 50x100 vacant lot on side road Summer Tax Due: \$4.71	TWIN LAKE;	\$550	
5005	Parcel ID: 04-550-030-0007-00; Legal Description: BLUE LAKE TOWNSHIP LITTLE BLUE LAKE ADDITION TO LAKEWOOD LOTS 7, 8 & 9 BLK 30 SEC 33 T12N R16W Comments: 75x100 vacant lot off side road Summer Tax Due: \$6.20	TWIN LAKE;	\$600	
5006	Parcel ID: 05-026-100-0005-00; Legal Description: HOLTON TOWNSHIP SEC 26 T12N R15W S 329.3 FT OF N 1029.3 FT OF W 703.7 FT OF NW 1/4 OF NW 1/4 EXC N 99.3 FT OF W 374.7 FT TH'OF W 33 FT RD ROW Comments: OCCUPIED single wide mobile home with 1000 sf garage, sits on 4 plus acres. Occupied; Summer Tax Due: \$261.59	8472 HOLTON DUCK LAKE RD HOLTON;	\$4,400	
5007	Parcel ID: 06-111-400-0006-00; Legal Description: FRUITLAND TOWNSHIP SEC 11 T11N R17W SE 1/4 OF SE 1/4 EXC W 10 A Comments: 28.28 acre lot Summer Tax Due: \$382.81	W MICHILLINDA RD WHITEHALL;	\$6,700	
5008	Parcel ID: 06-113-300-0001-20; Legal Description: FRUITLAND TOWNSHIP SEC 13 T11N R17W COM AT SW COR SEC 13 TH N 1 DEG 58' W 300 FT TH N 88 DEG 2' E 33 FT FOR POB TH S 1 DEG 58' E 267 FT TH N 89 DEG 15' E 267 FT TH N 46 DEG 21.5'W 381.58 FT TO POB Comments: Triangular 257x381x257 lot on a corner. Here's your chance to use that Pythagorean theorem again. Summer Tax Due: \$7.08	W RILEY THOMPSON RD MUSKEGON;	\$500	
5011	Parcel ID: 07-024-300-0004-00; Legal Description: DALTON TOWNSHIP SEC 24 T11N R16W N 160 FT OF THE SE 1/4 THE OF SW 1/4 Comments: Occupied house that needs attention, 1228 sf, 2 BR, 1 B, lot is 160x1140 Occupied; Summer Tax Due: \$426.26	3965 HOLTON RD MUSKEGON;	\$7,200	
5012	Parcel ID: 07-030-200-0035-00; Legal Description: DALTON TOWNSHIP SEC 30 T11N R16W TH PART OF TH NE 1/4 DESC AS FOL: COM AT E 1/4 COR N 89D 10M 0S W 1300.30 FT TO TH E LN OF WHITEHALL RD TH N 0D 04M 00S W ALG E LN 414 FT FOR POB TH S 89D 10M 00S E 250 FT TH N 0D 04M 00S W 50 FT TH S 89D 10M 00S E 285.36 FT TH N 17D 25M 20S W 78.97 FT TH N 89D 10M 00S W 511.80 FT TO TH E LN OF WHITEHALL RD TH S 0D 04M 00S E 125 FT TO POB Comments: Former collision shop with three overhead doors and office space. Extensive personal property present. Summer Tax Due: \$392.26	3476 WHITEHALL RD MUSKEGON;	\$10,250	

5013	Parcel ID: 07-030-400-0006-00; Legal Description: DALTON TOWNSHIP SEC 30 T11N R16W COM AT A PT 547.5 FT E OF NW COR OF NE 1/4 OF SE 1/4 SEC 30 TH S 15 RDS TH E 80 FT TH N 15 RDS TH W 80 FT TO POB Comments: Double wide off side road. Neighbor reports five years vacant. Irregular lot backs up 511 feet. Summer Tax Due: \$240.75	713 W TYLER RD MUSKEGON;	\$4,900	
5014	Parcel ID: 07-507-057-0018-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT NE LOTS 18-28 BLK 57 SEC 4 T11N R16W Comments: OCCUPIED Small house that needs work. Newer windows, roof needs attention. Summer Tax Due: \$243.38	287 E CEDAR RD TWIN LAKE;	\$2,700	
5015	Parcel ID: 07-507-075-0013-00; Legal Description: DALTON TOWNSHIP LAKEWOOD ADDITION ADD'N NO 7 PLAT LOTS 13-17 INC AND LOTS 26-29 INC AND ALSO LOTS 31-34 INC BLK 75 SEC 4 T11N R16W Comments: Non-contiguous grouping of vacant lots in the country. Consult with local unit of government and maps, lots of 'em. Summer Tax Due: \$3.53	E KENWOOD TWIN LAKE;	\$450	
5016	Parcel ID: 07-646-000-0142-00; Legal Description: DALTON TOWNSHIP NEW HORIZONS ESTATES NO 6 LOT 142 SEC 7 T11N R16W Comments: Vacant lot in mobile community. Check with local unit of government for site requirements. Summer Tax Due: \$47.25	DANC DR TWIN LAKE;	\$1,100	
5017	Parcel ID: 07-702-010-0028-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 28 & 29 BLK 10 SEC 4 T11N R16W Comments: 50x100 lot off a two track Summer Tax Due: \$3.48	VACANT TWIN LAKE;	\$450	
5018	Parcel ID: 07-702-011-0001-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 1 & 2 BLK 11 SEC 4 T11N R16W Comments: 50x100 vacant lot off a two track Summer Tax Due: \$1.71	VACANT TWIN LAKE;	\$450	
5019	Parcel ID: 07-702-011-0013-00; Legal Description: DALTON TOWNSHIP PUTNAM'S ADD'N TO GOOSE EGG LAKE RESORT LOTS 13-16 INC BLK 11 SEC 4 T11N R16W Comments: Small vacant lot off a two track Summer Tax Due: \$3.60	VACANT TWIN LAKE;	\$450	
5020	Parcel ID: 07-712-010-0007-00; Legal Description: DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOTS 7 & 8 BLK 10 SEC T11N R16W Comments: Landlocked vacant lot. There is no road Summer Tax Due: \$1.67	VACANT TWIN LAKE;	\$450	
5021	Parcel ID: 07-712-011-0047-00; Legal Description: DALTON TOWNSHIP PUTNAM'S 2ND ADD'N TO GOOSE EGG LAKE RESORT LOTS 47 & 48 BLK 11 SEC 3 T11N R16W Comments: Landlocked vacant lot. There is no road. Summer Tax Due: \$1.71	VACANT TWIN LAKE;	\$450	
5023	Parcel ID: 08-170-000-0115-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 15 T11N R15W CLEAR LAKE PROPERTIES LOTS 115 THRU 126 INC, LOTS 137 THRU 144 INC, LOTS 245 THRU 264 AND LOT 266 Comments: Large vacant lot, contiguous ONLY if the roads are abandoned. Do your homework with the township. Summer Tax Due: \$26.22	TENTH ST TWIN LAKE;	\$800	

5024	Parcel ID: 09-002-300-0007-00; Legal Description: LAKETON TOWNSHIP SEC 2 T10N R17W N 332.5 FT OF E 1/2 S 1/2 NE 1/4 SW 1/4 ALSO A ROW ACROSS THE S 16.5 FT OF THE W 1/2 OF NW 1/2 OF THE S 1/2 OF NE 1/4 OF SW 1/4 AND ALSO A 1/2 INTEREST IN THE ROW ACROSS THE S 16.5 FT OF THE N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 Comments: Landlocked lot in the country, 332x600ish. Summer Tax Due: \$12.54	BUYS RD MUSKEGON;	\$600	
5025	Parcel ID: 09-002-300-0011-00; Legal Description: LAKETON TOWNSHIP SEC 2 T10N R17W S 332.5 FT OF NE 1/4 SW 1/4 ALSO IN THE S 1 RD OF THE NW 1/4 OF SW 1/4 TH'OF Comments: Landlocked vacant lot in the country, 332x1334, See that tree? It's about six football fields behind it. Summer Tax Due: \$21.62	BUYS RD MUSKEGON;	\$700	
5026	Parcel ID: 09-016-400-0008-00; Legal Description: LAKETON TOWNSHIP SEC 16 T10N R17W S 250 FT OF N 555 FT OF E 300 FT OF W 645 FT OF NW 1/4 OF SE 1/4 2 A Comments: Landlocked vacant lot in the country, 300x250. Summer Tax Due: \$6.49	SIMONELLI RD MUSKEGON;	\$500	
5028	Parcel ID: 10-005-100-0024-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W THE S 90 FT OF THE W 183 FT OF THE S 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 Comments: 90x123 vacant lot. Township demo 2016 Summer Tax Due: \$6.57	1860 PAUL ST MUSKEGON;	\$11,750	
5029	Parcel ID: 10-014-200-0017-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 14 T10N R16W W 66 FT OF E 264 FT, OF S 40 RODS, OF W 20 RODS, SE 1/4 NE 1/4 Comments: OCCUPIED house. There is a small house in back of that pile. 600 sf, 2 BR, 1 B. Occupied; Summer Tax Due: \$152.39	3016 MACARTHUR RD MUSKEGON;	\$5,000	
5030	Parcel ID: 10-035-100-0031-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 35 T10N R16W THAT PART OF W 7 1/2 RDS OF NE1/4, NW1/4 N OF BARNES DRAIN EXC THAT PART OF NW1/4 NE1/4 NW1/4 LYING W OF A LINE THE N TERMINUS BEING 15 FT E OF NW COR OF SD NW1/4 NE 1/4 NW1/4 & THE S TERMINUS BEING 17.5 FT E OF SW COR OF SD NW1/4 NE1/4 NW1/4 ALSO EXC COM AT A PT 15 FT E OF THE NW COR OF NE1/4 NW 1/4 TH SLY 233 FT TO PT 15.9 FT E OF THE N & S 1/8 LINE, TH E 100 FT, TH NLY 233 FT TO A PT 100 FT E OF THE PT OF BEG, TH W 100 FT TO PT OF BEG ALSO EXC E 8.75 FT OF N 250 FT OF WEST 7.5 RDS OF NE 1/4 OF NW 1/4 OF SD SEC. Comments: Landlocked 2.77 acres in the township Summer Tax Due: \$35.06	E LAKETON AVE MUSKEGON;	\$1,000	
5031	Parcel ID: 10-293-000-0123-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 36 T10N R16W EVANSTON GARDENS NO. 3 LOT 123 Comments: OCCUPIED house, 888 sf, 3 BR, 1 B, roof, windows, and siding appear in good shape. Near a township park. Occupied; Summer Tax Due: \$458.65	3318 WANDA AVE MUSKEGON;	\$7,200	
5032	Parcel ID: 10-688-004-0012-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W PARK MANOR LOT 12 BLK 4 Comments: Unbuildable vacant corner lot, 40x161 Summer Tax Due: \$19.31	OAK AVE MUSKEGON;	\$700	
5033	Parcel ID: 10-688-011-0021-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W PARK MANOR LOT 21 BLK 11 Comments: Secured, alley access, garage with carport, roofing and ceiling issues, water damage Summer Tax Due: \$209.01	2307 MADALENE AVE MUSKEGON;	\$5,100	

5034	Parcel ID: 11-026-400-0011-00; Legal Description: EGELSTON TOWNSHIP SEC 26 T10N R15W NW 1/4 OF NE 1/4 OF SE 1/4 EXC N 1/4 THEREOF. Comments: 7.37 acres with 400 plus road frontage Summer Tax Due: \$185.10	S BARNES RD MUSKEGON;	\$3,600	
5035	Parcel ID: 11-026-400-0019-00; Legal Description: EGELSTON TOWNSHIP SEC 26 T10N R15W BEG NE COR OF NE 1/4 OF SE 1/4, TH S 327.24 FT, TH W 652.93 FT, TH N 326.62 FT TO N LN SD NE 1/4 OF SE 1/4, TH E 652.15 FT TO POB EXC N 300 FT OF E 1/2 OF NE 1/4 OF SE 1/4 Comments: Half acre of land. Trouble is the dimensions are roughly 30x656. Would make a good right of way, which may have been its raison d'etre. Summer Tax Due: \$3.80	S SULLIVAN RD RAVENNA;	\$550	
5036	Parcel ID: 11-360-004-0018-00; Legal Description: EGELSTON TOWNSHIP LAKE VIEW PARK LOT 18 BLK 4 Comments: 575 sf, 1 BR, 1 B, needs siding and windows Summer Tax Due: \$164.07	156 S STEWART ST MUSKEGON;	\$3,200	
5038	Parcel ID: 15-710-000-0075-00; Legal Description: FRUITPORT CHARTER TOWNSHIP PLAT OF SUBURBAN GARDENS LOT 75 SEC 1 T9N R16W Comments: Unsure of occupancy, 966 sf, 3 BR, 1 B, some newer windows and doors, roof, soffit and fascia need attention Summer Tax Due: \$1,059.55	3376 HTS RAVENNA RD MUSKEGON;	\$3,600	
5039	Parcel ID: 22-220-037-0007-00; Legal Description: CITY OF WHITEHALL CITY OF WHITEHALL LOTS 7-8-9 BLK 37 Comments: 1760 sf house, outside needs work, fixer upper Summer Tax Due: \$977.53	520 S DIVISION ST WHITEHALL;	\$5,000	
5040	Parcel ID: 24-121-300-0175-00; Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 60 FT OF W 148 FT OF S 132 FT OF N 297 FT OF SE 1/4 OF SE 1/4 OF SW 1/4 Comments: OCCUPIED house. Roof, siding, and windows appear good. 1076 sf, 3 BR, 2 B Summer Tax Due: \$320.19	1118 ALLEN AVE MUSKEGON;	\$3,000	
5041	Parcel ID: 24-185-117-0006-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOTS 6 & 7 BLK 117 Comments: OCCUPIED House in good shape. The squirrel was not harmed in the making of this picture. 1312 sf, 3 BR, 1 B Summer Tax Due: \$225.02	1780 JARMAN ST MUSKEGON;	\$3,000	
5042	Parcel ID: 24-188-009-0008-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ GROVE #2 LOT 8 BLK 9 Comments: Not occupied, but frequented. Fixer upper. 3 BR, 1 B Summer Tax Due: \$238.69	1171 EMERSON AVE MUSKEGON;	\$3,600	
5043	Parcel ID: 24-205-006-0003-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 22 FT LOT 3 & E 22 FT LOT 4 BLK 6 Comments: 44x132 vacant lot in the city. Summer Tax Due: \$5.19	530 ADAMS AVE MUSKEGON;	\$550	
5044	Parcel ID: 24-205-041-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 12 BLK 41 Comments: 33x132 vacant lot in the city Summer Tax Due: \$19.34	518 OAK AVE MUSKEGON;	\$850	
5045	Parcel ID: 24-205-049-0013-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 13 & W 6 FT LOT 12 BLK 49 Comments: Roof is shot. Wood siding rotted. Foundation shifting at porch. Summer Tax Due: \$129.69	569 OAK AVE MUSKEGON;	\$2,300	

5046	Parcel ID: 24-205-050-0018-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 44 FT OF E 88 FT LOT 18 LYING S ORCHARD AVE EXC S 150 FT TH'OF BLK 50 Comments: OCCUPIED house, Potential fixer upper. Occupied; Summer Tax Due: \$162.49	725 ORCHARD AVE MUSKEGON;	\$2,800	
5047	Parcel ID: 24-205-050-0018-30; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 44 FT OF S 150 FT OF LOT 18 BLK 50 Comments: Recent demolition. Lot is 44x149 or so. Summer Tax Due: \$18.89	720 AMITY AVE MUSKEGON;	\$4,200	
5048	Parcel ID: 24-205-058-0009-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 9 BLK 58 Comments: 1509 sf, 4 BR, 1 B on main street. Recently (if not currently) occupied. Fixer upper. Summer Tax Due: \$211.72	594 E APPLE AVE MUSKEGON;	\$4,500	
5049	Parcel ID: 24-205-064-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 101 FT LOT 1 BLK 64 Comments: 66x101 vacant lot. City demo 2017 Summer Tax Due: \$18.89	655 E APPLE AVE MUSKEGON;	\$3,100	
5051	Parcel ID: 24-205-066-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 3 BLK 66 Comments: 848 sf, 1 bath house on main street. Newer roof, rest will need some work. Lot next door is available. Summer Tax Due: \$113.73	507 E APPLE AVE MUSKEGON;	\$2,400	
5054	Parcel ID: 24-205-074-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 8 BLK 74 Comments: 1550 sf, 3 BR, 2 B, potential fixer upper. Summer Tax Due: \$243.75	684 CATHERINE AVE MUSKEGON;	\$4,000	
5055	Parcel ID: 24-205-078-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 4 BLK 78 Comments: 1877 sf, 4 BR, 2 B, will need a roof pronto, two unit, large detached garage. Roll up your sleeves and give it a shot. Summer Tax Due: \$251.75	435 E ISABELLA AVE MUSKEGON;	\$8,100	
5056	Parcel ID: 24-205-081-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOTS 4 & 5 BLK 81 Comments: 1954 sf, 4 BR, 2 B, 720 sf detached garage, fixer upper, have dumpster company on speed dial Summer Tax Due: \$306.78	561 CATHERINE AVE MUSKEGON;	\$6,300	
5057	Parcel ID: 24-205-092-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 3 BLK 92 Comments: Large house, neighbor reports someone has done all of the recycling for you (i.e., it has been stripped) Summer Tax Due: \$402.51	569 MCLAUGHLIN AVE MUSKEGON;	\$5,900	
5058	Parcel ID: 24-205-092-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 4 BLK 92 Comments: 66x132 Vacant lot. Next door to auction lot 5057. I smell a package deal. Summer Tax Due: \$244.22	559 MCLAUGHLIN AVE MUSKEGON;	\$4,000	
5059	Parcel ID: 24-205-094-0004-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 4 BLK 94 Comments: OCCUPIED house, 1648 sf, 4 BR, 1 B, fixer upper or investment potential Occupied; Summer Tax Due: \$226.24	429 MCLAUGHLIN AVE MUSKEGON;	\$3,900	

5060	Parcel ID: 24-205-141-0009-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 9 BLK 141 EXC N 8 FT SD LOT FOR ALLEY Comments: 33x132 vacant lot, city demo 2018 Summer Tax Due: \$16.53	312 JACKSON AVE MUSKEGON;	\$5,800	
5065	Parcel ID: 24-205-246-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 ELY 51 FT LOT 1 EX NLY 33 FT OF WLY 1 FT THEREOF BLK 246 Comments: OCCUPIED, 1372 sf, 3 BR, 1 B, decent roof, newer siding, some newer windows, fixer upper, this is Occupied; Summer Tax Due: \$181.95	261 IONA AVE MUSKEGON;	\$2,500	
5066	Parcel ID: 24-205-247-0003-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SE 36.4 FT LOT 3 BLK 247 Comments: 561 sf, 2 BR, 1 B, boarded, interior looks okay, fixer upper Summer Tax Due: \$109.66	1128 AMBROSIA ST MUSKEGON;	\$3,100	
5067	Parcel ID: 24-205-250-0005-10; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 E 1/2 LOT 5 BLK 250 EXC WLY 5 FT WHICH IS RESERVED BY MUTUAL CONSENT FOR MUTUAL DRIVEWAY WITH 324 CATHERINE AVE Comments: Vacant lot, 28x132, city demo 2018 Summer Tax Due: \$15.35	328 CATHERINE AVE MUSKEGON;	\$3,900	
5068	Parcel ID: 24-205-266-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 266 Comments: Vacant corner lot in McLaughlin Neighborhood Summer Tax Due: \$17.71	1386 RANSOM ST MUSKEGON;	\$4,300	
5069	Parcel ID: 24-205-281-0002-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 35.7 FT LOT 2 BLK 281 Comments: Vacant lot 35x131 Summer Tax Due: \$10.62	1530 HOYT ST MUSKEGON;	\$600	
5070	Parcel ID: 24-205-306-0015-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 15 & 16 BLK 306 Comments: OCCUPIED house, 1056 sf, 2 BR, 1 B, needs roof and siding Occupied; Summer Tax Due: \$135.87	1759 PINE ST MUSKEGON;	\$3,800	
5071	Parcel ID: 24-205-382-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 LOT 1 BLK 382 Comments: 66x66 vacant lot Summer Tax Due: \$23.62	1163 SANFORD ST MUSKEGON;	\$800	
5073	Parcel ID: 24-205-388-0008-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 8 BLK 388 Comments: 33x132 vacant lot Summer Tax Due: \$23.62	292 MASON AVE MUSKEGON;	\$900	
5074	Parcel ID: 24-205-389-0011-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/2 LOT 11 BLK 389 Comments: OCCUPIED house in good shape Occupied; Summer Tax Due: \$127.02	326 MASON AVE MUSKEGON;	\$2,800	
5075	Parcel ID: 24-205-401-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 7 & 8 ALSO E 37 FT LOTS 5 & 6 EXC W 2 FT OF S 31 FT LOT 6 BLK 401 Comments: 3776 sf in fair condition. Former funeral home. If that does not freak you out, the number of dumpsters you will need might. Summer Tax Due: \$746.81	1415 PECK ST MUSKEGON;	\$14,750	
5076	Parcel ID: 24-205-407-0001-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 49.8 FT OF E 82.8 FT LOTS 1-2 BLK 407 Comments: 2249 sf, 4 BR, 2 B, had been a two unit, needs a lot of work. Summer Tax Due: \$207.36	409 WASHINGTON AVE MUSKEGON;	\$3,900	

5077	Parcel ID: 24-205-420-0012-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 32 FT OF E 82 FT LOTS 12-13 BLK 420 Comments: 748 sf, 2 BR, 1 B, front view photo was negated by extensive foliage. Summer Tax Due: \$173.22	254 W SOUTHERN AVE MUSKEGON;	\$13,000	
5078	Parcel ID: 24-205-427-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 8 BLK 427 ALSO W 1/2 VAC ALLEY Comments: OCCUPIED 1434 sf, 3 BR, 1 B Occupied; Summer Tax Due: \$191.92	216 W FOREST AVE MUSKEGON;	\$2,800	
5079	Parcel ID: 24-205-439-0007-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 80 FT LOT 7 BLK 439 Comments: 49 x 80 vacant lot, city demo 2017 Summer Tax Due: \$23.62	1670 PARK ST MUSKEGON;	\$2,700	
5080	Parcel ID: 24-205-440-0001-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 1/3 LOTS 1 & 2 BLK 440 Comments: 1564 sf, 5 BR, 1 B, partially boarded, potential fixer upper or investment property Summer Tax Due: \$229.30	339 W FOREST AVE MUSKEGON;	\$5,800	
5081	Parcel ID: 24-205-449-0012-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 85 FT LOT 12 BLK 449 Comments: 1512 sf, 3 BR, 2 B, recently occupied, fixer upper potential Summer Tax Due: \$245.60	1733 6TH ST MUSKEGON;	\$4,900	
5082	Parcel ID: 24-205-463-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 LOT 3 BLK 463 Comments: Vacant lot in Nelson Neighborhood Summer Tax Due: \$28.35	1772 5TH ST MUSKEGON;	\$4,600	
5083	Parcel ID: 24-205-682-0016-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOTS 16 & 17 EXC E 10 FT OF LOT 17, BLK 682 Comments: OCCUPIED 900 sf, 3 BR, 1 B house, fixer upper or investment property Occupied; Summer Tax Due: \$276.85	2490 CUTLER AVE MUSKEGON;	\$3,900	
5084	Parcel ID: 24-215-012-0028-00; Legal Description: CITY OF MUSKEGON CONTINENTAL ADD LOT 28 BLK 12 ALSO E 1/2 VAC ALLEY ADJ TH' TO Comments: OCCUPIED house 864 sf, 2 BR, 1 B, needs updating, fixer upper or investment property Occupied; Summer Tax Due: \$125.67	1919 BRUNSWICK ST MUSKEGON;	\$2,900	
5085	Parcel ID: 24-613-000-0726-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 726 Comments: OCCUPIED, 864 sf, 2 BR, 1 B, looks good from the outside Occupied; Summer Tax Due: \$318.75	347 DRATZ ST MUSKEGON;	\$4,800	
5086	Parcel ID: 24-665-000-0551-00; Legal Description: CITY OF MUSKEGON ORCHARD GROVE ADD LOTS 551 & 552 Comments: OCCUPIED, good bones, needs some TLC, fixer upper or investment property 956 sf, 3 BR, 1 B Occupied; Summer Tax Due: \$335.29	2262 STEIN ST MUSKEGON;	\$3,300	
5087	Parcel ID: 24-675-004-0020-00; Legal Description: CITY OF MUSKEGON PLAT A MUSKEGON HTS LOT 20 BLK 4 Comments: Vacant lot 50x125, city demo 2018 Summer Tax Due: \$27.16	1838 JIROCH ST MUSKEGON;	\$4,100	
5088	Parcel ID: 24-680-000-0074-00; Legal Description: CITY OF MUSKEGON POMONA GROVE LOTS 74 & 75 Comments: 1080 sf, 3 BR, 1 B, BYO dumpster Summer Tax Due: \$235.93	1321 ADA AVE MUSKEGON;	\$4,300	

5089	Parcel ID: 24-745-000-0033-00; Legal Description: CITY OF MUSKEGON ROSELINDE ADDITION LOT 33 Comments: Vacant lot 42x117, city demo 2016 Summer Tax Due: \$27.16	1227 FLEMING AVE MUSKEGON;	\$2,700	
5091	Parcel ID: 24-796-003-0008-00; Legal Description: CITY OF MUSKEGON TERRACE ST ADD BLK 3 LOT 8 Comments: Newer roof, siding, and windows, 1309 sf, 3 BR, 2 B, lot next door is available Summer Tax Due: \$153.28	1961 REYNOLDS ST MUSKEGON;	\$3,300	
5092	Parcel ID: 24-860-000-0012-00; Legal Description: CITY OF MUSKEGON WELWORTH LOT 12 & S 8 FT LOT 11 Comments: Occupied or recently so, seems in good shape Occupied; Summer Tax Due: \$214.99	2174 S GETTY ST MUSKEGON;	\$4,500	
5093	Parcel ID: 24-860-000-0145-00; Legal Description: CITY OF MUSKEGON WELWORTH S 11.43 FT OF LOT 144 & ALL LOT 145 Comments: Vacant lot 51x128 Summer Tax Due: \$27.16	2262 AUSTIN ST MUSKEGON;	\$1,100	
5094	Parcel ID: 26-185-064-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 64 LOT 14 Comments: OCCUPIED two story house that seems to be in good shape. 1582 sf Occupied; Summer Tax Due: \$935.31	2240 HOWDEN ST MUSKEGON HEIGHTS;	\$5,200	
5095	Parcel ID: 26-185-066-0002-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 66 LOT 2 EXC N 38 FT OF W 40 FT THEREOF Comments: House needs TLC, garage has three walls, lot next door is available, 942 sf Occupied; Summer Tax Due: \$437.12	2205 REYNOLDS ST MUSKEGON HEIGHTS;	\$2,400	
5096	Parcel ID: 26-185-071-0015-00; Legal Description: HT0539 BLK 71 LOT 15 Comments: Boarded fixer upper, 824 sf, 2 BR, 1 B Occupied; Summer Tax Due: \$491.37	2236 SANFORD ST MUSKEGON HEIGHTS;	\$2,800	
5097	Parcel ID: 26-185-077-0005-00; Legal Description: HT0679 BLK 77 S 30 FT OF LOT 5 & N 10 FT OF LOT 6 Comments: Fixer upper, 792 sf, 2 BR, 1 B Summer Tax Due: \$429.95	2219 8TH ST MUSKEGON HEIGHTS;	\$2,300	
5098	Parcel ID: 26-185-096-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 96 LOT 3 Comments: 50x125 vacant lot in West Neighborhood Summer Tax Due: \$105.85	2309 BAKER ST MUSKEGON HEIGHTS;	\$3,800	
5099	Parcel ID: 26-185-099-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 99 LOT 1 Comments: Partially boarded two story, newer roof on house, detached garage, 1098 sf, 3 BR, 1 B Summer Tax Due: \$412.91	2301 REYNOLDS ST MUSKEGON HEIGHTS;	\$2,300	

5100	Parcel ID: 26-185-100-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 100 LOT 14 & 15 Comments: Dumpster bait, 568 sf, 2 BR, 1 B, you and two friends could push it over Summer Tax Due: \$269.98	2340 REYNOLDS ST MUSKEGON HEIGHTS;	\$1,800	
5101	Parcel ID: 26-185-105-0024-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 105 LOT 24 Comments: The lot is fenced in an maintained by the folks to the south Summer Tax Due: \$64.42	2400 RAY ST MUSKEGON HEIGHTS;	\$750	
5102	Parcel ID: 26-185-112-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 112 LOT 15 Comments: Small house in fair shape, check it out for fixer upper Summer Tax Due: \$437.12	2436 WOOD ST MUSKEGON HEIGHTS;	\$2,500	
5103	Parcel ID: 26-185-114-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 114 LOT 1 Comments: OCCUPIED houses, seems in good shape, detached one stall garage, 860 sf, 2 BR, 1 B Occupied; Summer Tax Due: \$658.57	2401 RIORDAN ST MUSKEGON HEIGHTS;	\$3,800	
5104	Parcel ID: 26-185-117-0008-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 117 LOT 8 Comments: Condemned house, 1572 sf, would be beautiful if shined up again, frequented if not occupied Condemned; Summer Tax Due: \$769.24	2429 HOYT ST MUSKEGON HEIGHTS;	\$4,200	
5105	Parcel ID: 26-185-118-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 118 LOT 17 Comments: 1 1/2 story house in rough shape, 1098 sf, roof is not that old Summer Tax Due: \$1,062.64	2428 BAKER ST MUSKEGON HEIGHTS;	\$5,800	
5106	Parcel ID: 26-185-138-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 138 LOTS 3 4 & 5 Comments: Formerly Slovak Hall (Na zdravie!!), secured, 6100 sf Summer Tax Due: \$1,528.68	2513 8TH ST MUSKEGON HEIGHTS;	\$8,500	
5107	Parcel ID: 26-185-143-0006-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 143 LOT 6 Comments: Small house in rough shape, yard is a mess and has personal property, 480 sf Personal Property; Summer Tax Due: \$206.53	2521 SANFORD ST MUSKEGON HEIGHTS;	\$1,200	
5108	Parcel ID: 26-185-147-0024-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 147 LOT 24 Comments: Nice lines, fixer upper to make a beautiful house, wide open, had been a two unit, 1588 sf Summer Tax Due: \$796.92	2500 BAKER ST MUSKEGON HEIGHTS;	\$6,200	
5109	Parcel ID: 26-185-149-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 149 LOT 4 Comments: This 50x125 vacant lot is fenced in to someone else's yard Summer Tax Due: \$79.25	2513 REYNOLDS ST MUSKEGON HEIGHTS;	\$700	

5110	Parcel ID: 26-185-149-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 149 LOT 14 Comments: Boarded up, broken windows on upper level, 1125 sf, right next door to lot 5111 Summer Tax Due: \$210.23	2540 HOYT ST MUSKEGON HEIGHTS;	\$1,500	
5111	Parcel ID: 26-185-149-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 149 LOT 15 Comments: Newer roof on house and garage, 1205 sf, Right next door to lot 5110 Summer Tax Due: \$460.56	2536 HOYT ST MUSKEGON HEIGHTS;	\$3,800	
5112	Parcel ID: 26-185-151-0024-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 151 LOT 24 Comments: Vacant lot in East Neighborhood. Someone is mowing it, maybe they will for you too! Summer Tax Due: \$105.85	2500 HOWDEN ST MUSKEGON HEIGHTS;	\$1,600	
5113	Parcel ID: 26-185-152-0023-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 152 W 85 FT OF LOT 23 Comments: Roof has visible problems Roof Issues; Summer Tax Due: \$426.07	2504 RIORDAN ST MUSKEGON HEIGHTS;	\$4,300	
5114	Parcel ID: 26-185-176-0023-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 176 LOT 23 Comments: Fenced in by someone else. Maybe they will keep it up for you. Summer Tax Due: \$83.64	2620 7TH ST MUSKEGON HEIGHTS;	\$850	
5115	Parcel ID: 26-185-177-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 177 LOT 21 Comments: Two story house, wide open, newer roof with fun layering of shingles Summer Tax Due: \$625.33	2628 8TH ST MUSKEGON HEIGHTS;	\$2,800	
5116	Parcel ID: 26-185-212-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS LOT 5 BLK 212 EXC TH N 194.35 FT TH'OF ALSO EXC E 118 FT TH'OF AND BEG S 86 DEG 30' 57" W & N 3 DEG 15' 39" W 129.79 FT FROM SE COR, TH N 3 DEG 15' 39" W 85 FT TH S 36 DEG 56' 36" F ALG SWLY R/ WAY 7.21 FT, TH S 3 DEG 15' 39" E 78.98 FT, TH S 86 DEG 30' 57" W4 FT TO POB. Comments: Secured commercial building next to city library, former Daniels Beauty School. 13,628 sf. Beauty School Dropout. Summer Tax Due: \$2,233.44	2828 SANFORD ST MUSKEGON HEIGHTS;	\$12,250	
5117	Parcel ID: 26-185-216-0019-10; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 216 LOTS 19 & 20 Comments: Dilapidated ice cream place, scrape it off and put up something useful Dangerous Building; Summer Tax Due: \$243.90	225 W BROADWAY AVE MUSKEGON HEIGHTS;	\$3,100	
5118	Parcel ID: 26-185-219-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 219 LOT 10 Comments: OCCUPIED 816 sf house, newer roof and some newer windows, beware of the dog, and the yard debris Beware Of Dog; Occupied; Summer Tax Due: \$206.53	358 W COLUMBIA AVE MUSKEGON HEIGHTS;	\$1,300	
5119	Parcel ID: 26-185-222-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 222 LOT 10 EX W 32 FT Comments: OCCUPIED house, 1665 sf, good shape on the exterior Occupied; Summer Tax Due: \$721.52	2937 7TH ST MUSKEGON HEIGHTS;	\$3,700	

5120	Parcel ID: 26-280-013-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS ERWIN & KEATING'S ADD'N BLK 13 N 50 FT OF LOT 1 Comments: 792 sf, newer siding, boarded, kitties Summer Tax Due: \$301.47	2138 8TH ST MUSKEGON HEIGHTS;	\$1,900	
5121	Parcel ID: 26-400-004-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 4 LOTS 5 & 6 Comments: If the picture doesn't scare you, a site visit may 1080 sf, bombed out, stripped, wide open Dangerous Building; Summer Tax Due: \$804.69	3241 8TH ST MUSKEGON HEIGHTS;	\$3,900	
5122	Parcel ID: 26-400-012-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 12 LOTS 4 & 5 Comments: OCCUPIED., Siding and windows seem newer and in good shape. Roof is awful Occupied; Summer Tax Due: \$600.54	3314 7TH ST MUSKEGON HEIGHTS;	\$3,200	
5124	Parcel ID: 26-540-006-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK BLK 6 S 26 FT OF LOT 4 N 16 FT OF LOT 5 Comments: OCCUPIED 720 sf house Occupied; Summer Tax Due: \$164.97	2642 RIORDAN ST MUSKEGON HEIGHTS;	\$900	
5125	Parcel ID: 26-610-005-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS MCINTOSH SUB'D BLK 5 LOT 4 & S 13 3/4 FT OF LOT 3 Comments: 1183 sf 1 3/4 story, roof is relatively new, wide open, animals...recently present, the small house to the south is a separate parcel Summer Tax Due: \$504.11	2625 WOOD ST MUSKEGON HEIGHTS;	\$3,300	
5126	Parcel ID: 26-635-247-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 247 LOT 13 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: 816 sf, nice roof, a few broken windows, fixer upper Summer Tax Due: \$384.85	2847 MASON BLVD MUSKEGON HEIGHTS;	\$2,500	
5127	Parcel ID: 26-635-254-0030-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 254 LOTS 30 31 & 32 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: Condemnation posted, boarded, 832 sf, 2 BR, 1 B Condemned; Summer Tax Due: \$409.51	271 HARRISON BLVD MUSKEGON HEIGHTS;	\$2,400	
5128	Parcel ID: 26-636-240-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 240 S 27 FT OF LOT 11 & N 12 FT OF LOT 12 MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: 39x125 lot with small garage in Bethlehem Park Neighborhood Summer Tax Due: \$84.68	3043 WAALKES ST MUSKEGON HEIGHTS;	\$850	
5129	Parcel ID: 26-636-240-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 240 LOT 15 MUSKEGON IMPROVEMENT CO. ANNEX #2 Comments: 1008 sf house, good siding and roof, detached one stall garage, nice fixer upper Summer Tax Due: \$846.75	3036 TEMPLE ST MUSKEGON HEIGHTS;	\$4,800	
5130	Parcel ID: 26-650-001-0027-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 1 LOTS 27 & 28 Comments: 1220 sf house in rough shape Summer Tax Due: \$552.87	2028 RIORDAN ST MUSKEGON HEIGHTS;	\$3,200	
5131	Parcel ID: 26-650-004-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 4 LOT 20 Comments: Vacant lot on Manz st. Vul - Vacant Urban Lot; Summer Tax Due: \$32.40	2039 MANZ ST MUSKEGON HEIGHTS;	\$550	

5132	Parcel ID: 26-650-004-0031-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 4 LOTS 31 & 32 Comments: 840 sf, door is open, house has been stripped, extensive scat on floors Summer Tax Due: \$390.23	2032 WOOD ST MUSKEGON HEIGHTS;	\$2,600	
5133	Parcel ID: 26-650-015-0025-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 15 LOTS 25 & 26 Comments: 720 sf, one stall garage, fixer upper Summer Tax Due: \$564.46	2144 SUPERIOR ST MUSKEGON HEIGHTS;	\$3,300	
5134	Parcel ID: 26-770-010-0037-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 10 LOTS 37 & 38 Comments: The house is currently self-demolishing, the City plans on finishing the job. There is presently a house, it will be a lot soon. We want to call this vacant, we just can't yet. Summer Tax Due: \$547.84	3004 JEFFERSON ST MUSKEGON HEIGHTS;	\$3,200	
5135	Parcel ID: 26-770-018-0025-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 18 N 1/2 OF LOT 24 & ENTIRE LOT 25 Comments: Wide open, ravaged, windows are absent, 624 sf Summer Tax Due: \$492.51	3230 5TH ST MUSKEGON HEIGHTS;	\$2,900	
5136	Parcel ID: 26-770-019-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHARLES M STEELE'S SUB'D BLK 19 LOTS 10 & 11 Comments: Dozer bait nightmare, 1008 sf Dangerous Building; Summer Tax Due: \$420.58	3121 GLENDALE ST MUSKEGON HEIGHTS;	\$3,900	
5137	Parcel ID: 26-770-022-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 22 E 1/2 OF LOT 1 & 2 & E 1/2 OF N 1/2 OF LOT 3 AND THE E 7.5 FT. OF THE N 48 FT. OF THE W 1/2 OF LOTS 1 AND 2 AND THE N 1/2 OF LOT 3 Comments: Porch roof is shot,open in back, visible holes through walls, newer windows, mostly boarded Summer Tax Due: \$470.38	3101 5TH ST MUSKEGON HEIGHTS;	\$2,800	
5138	Parcel ID: 26-770-023-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 23 LOTS 21 & 22 Comments: OCCUPIED. Occupied house in good shape. Very occupied if you believe the picture. Occupied; Summer Tax Due: \$728.86	3238 6TH ST MUSKEGON HEIGHTS;	\$2,800	
5139	Parcel ID: 26-770-027-0018-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 27 LOTS 18 19 & 20 Comments: OCCUPIED house, newer roof and exterior doors, 935 sf, 3 BR, 1 B Occupied; Summer Tax Due: \$719.47	3337 6TH ST MUSKEGON HEIGHTS;	\$4,100	
5140	Parcel ID: 26-770-028-0010-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 28 LOTS 10 11 & 12 Comments: 912 sf, roof needs attention, detached garage, fixer upper Summer Tax Due: \$741.15	3221 6TH ST MUSKEGON HEIGHTS;	\$3,800	
5141	Parcel ID: 26-770-030-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 30 LOTS 15 & 16 Comments: 30x104 vacant lot in Bethlehem Park Neighborhood Summer Tax Due: \$95.28	3029 6TH ST MUSKEGON HEIGHTS;	\$900	
5142	Parcel ID: 26-770-030-0019-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 30 LOTS 19 & 20 Comments: 768 sf bit of landfill fodder Summer Tax Due: \$95.28	3037 6TH ST MUSKEGON HEIGHTS;	\$900	

5143	Parcel ID: 26-770-031-0007-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 31 LOTS 7 & 8 Comments: 768sf bit of landfill fodder. The fodder away the better. Summer Tax Due: \$486.96	3013 7TH ST MUSKEGON HEIGHTS;	\$2,900	
5144	Parcel ID: 26-770-032-0030-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 32 LOTS 30 & 31 Comments: OCCUPIED, 960 sf detached garage, newer exterior doors, fixer upper Occupied; Summer Tax Due: \$813.16	3120 HIGHLAND ST MUSKEGON HEIGHTS;	\$4,400	
5145	Parcel ID: 26-770-034-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 34 LOT 9 Comments: Small (576 sf), secured, gap in masonry out back, worth a look Summer Tax Due: \$320.92	3217 HIGHLAND ST MUSKEGON HEIGHTS;	\$2,100	
5146	Parcel ID: 26-770-036-0028-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 36 LOTS 28 & 29 Comments: 1080 sf, good bones, newer roof, fixer upper Summer Tax Due: \$608.80	3024 8TH ST MUSKEGON HEIGHTS;	\$3,600	
5147	Parcel ID: 26-770-038-0006-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 38 LOTS 6 & 7 Comments: OCCUPIED house, 648 sf, detached garage with furry roof Summer Tax Due: \$371.29	3113 8TH ST MUSKEGON HEIGHTS;	\$2,200	
5148	Parcel ID: 26-790-007-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS EZRA E TYLER'S ADD'N BLK 7 LOT 14 Comments: 835 sf, boarded, potential fixer upper across street from health center Summer Tax Due: \$160.42	2233 RAY ST MUSKEGON HEIGHTS;	\$1,200	
5150	Parcel ID: 26-835-000-0171-00; Legal Description: CITY OF MUSKEGON HEIGHTS VICTORY ADD'N LOTS 171 & 172 EXC S 15 FT OF LOT 172 Comments: 75x125 Vacant lot in Bethlehem Park Neighborhood. Buy it for the fire wood. Summer Tax Due: TBA	3233 LEMUEL ST MUSKEGON HEIGHTS;	\$800	
5151	Parcel ID: 27-108-200-0017-00; Legal Description: CITY OF NORTON SHORES W 75 FT OF E 683 FT OF N 364 FT OF GOVT LOT 1 SEC 8 T9N R16W Comments: 1692 sf, 3 BR, 2 B, unoccupied--unless you count squirrels Summer Tax Due: \$1,379.85	711 E NORTON AVE MUSKEGON;	\$5,600	
5152	Parcel ID: 27-109-400-0015-00; Legal Description: CITY OF NORTON SHORES COM AT NE COR OF SE 1/4 OF SE 1/4 SEC 9 T9N R16W TH S 33 FT TH W 373.013 FT TH S 516 FT TH E 100 FT TH S 17 FT TH E 120 FT TO POB TH S 324 FT TH E 119.55 FT M/L TO W LN OF ST TRUNK LN US 31 TH N ALG W LN OF SD TRUNK LN 374 FT TH W 139.76 FT TH S 50 FT TH E 20 FT TO POB Comments: The City has hired a contractor to demolish the house. If you are buying this expecting a house, it will be gone or soon will be gone. You did not want the house anyway, trust us. Summer Tax Due: \$2,854.71	4092 EASTLAKE RD MUSKEGON;	\$11,000	
5153	Parcel ID: 27-120-400-0012-00; Legal Description: CITY OF NORTON SHORES COM AT NW COR OF E 3/8 OF NE 1/4 OF SE 1/4 SEC 20 TH W 330 FT FOR POB TH S 250 FT TH W 75 FT TH N 250 FT TH E 75 FT TO POB SEC 20 T9N R16W Comments: 720 sf fixer upper in Norton Shores Summer Tax Due: \$1,046.85	637 E STERNBERG RD NORTON SHORES;	\$2,700	
5154	Parcel ID: 27-150-000-0135-00; Legal Description: CITY OF NORTON SHORES AVONDALE LOT 135 Comments: 50x200 vacant lot in Norton Shores, check with zoning as to buildable Summer Tax Due: \$49.77	2936 VALK ST MUSKEGON;	\$750	

5157	Parcel ID: 27-700-004-0001-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 1-2-3 BLK 4 Comments: 100x125 vacant commercial lot in Norton Shores Summer Tax Due: \$193.85	957 E BROADWAY AVE NORTON SHORES;	\$1,700	
5158	Parcel ID: 27-700-004-0004-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 4 AND 5 W 1/2 OF LOT 6 INCLUDE S 1/2 OF VACATED ALLEY LYING S OF AND ADJACENT TO SD LOTS ALL BLK 4 Comments: Vacant commercial lot in Norton Shores Summer Tax Due: \$276.80	979 E BROADWAY AVE NORTON SHORES;	\$2,300	
5159	Parcel ID: 27-700-004-0007-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 7 AND 8 AND E 1/2 OF LOT 6 INCLUDES N 1/2 VACATED ALLEY LYING S OF AND ADJACENT TO SD LOTS BLK 4 Comments: 83x125ish vacant commercial lot in Norton Shores Summer Tax Due: \$207.58	983 E BROADWAY AVE NORTON SHORES;	\$1,800	
5161	Parcel ID: 42-502-007-0030-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 2 PLAT LOTS 30-33 INC BLK 7 SEC 5 T11N R16W Comments: 100x100 lot on a paper road Summer Tax Due: \$1.95	VACANT TWIN LAKE;	\$450	
5162	Parcel ID: 42-503-063-0045-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT LOTS 45-48 BLK 63 SEC 5 T11N R16W Comments: 100x100 vacant lot, check with local unit of government for appropriate use Summer Tax Due: \$2.80	HAWTHORNE TWIN LAKE;	\$450	
5164	Parcel ID: 42-510-126-0019-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADDN NO 10 PLAT LOTS 19-26 INC BLK 126 SEC 5 T11N R16W Comments: 100x200 vacant lot in village. Check with local unit of government for appropriate use. This lot is next to Lot 5165. Summer Tax Due: \$92.27	RUSSELL RD TWIN LAKE;	\$1,400	
5165	Parcel ID: 42-510-126-0027-00; Legal Description: VILLAGE OF LAKEWOOD CLUB ADDN NO 10 PLAT LOTS 27 & 28 INC BLK 126 SEC 5 T11N R16W Comments: 50x100 vacant lot in village. Check with local unit of government for appropriate use. This lot is next to Lot 5164. Summer Tax Due: \$1.95	RUSSELL RD TWIN LAKE;	\$450	
5166	Parcel ID: 42-512-007-0001-00; Legal Description: VILLAGE OF LAKEWOOD CLUB LAKEWOOD ADDN NO 12 PLAT LOTS 1-11 INC BLK 7 SEC 5 T11N R16W Comments: OCCUPIED 700 sf house, roof, siding, and windows have been updated, detached garage Occupied; Summer Tax Due: \$496.37	370 W WASHINGTON BLVD TWIN LAKE;	\$4,600	

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		8. Buyer's (Transferee) Name and Mailing Address
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.		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.