

Public Land Auction

Calhoun

September 21st, 2020

Calhoun County



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Facebook.com/TaxSaleInfo

Due to COVID-19 restrictions, all auctions will take place online-only this year.
There are TWO ways to place your bids:

ONLINE VIA OUR WEBSITE

ABSENTEE BID

(Absentee bids are for those who do not have computer access)

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

With delayed foreclosure dates this year, we have a very short window to review several thousand parcels. We began inspecting in July, 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.

CREATE YOUR ACCOUNT TODAY AT [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- **NO CASH or PERSONAL CHECKS** will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by CERTIFIED (cashier's) check.**
- Your sale is NOT final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a TRACKABLE service like priority mail or FedEx to ensure timely delivery.

Bidding Authorization

- Online and absentee bidding requires 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 e-mailing or calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 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).*

2020 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Northern Bay Area 9/1/2020	Tuscola 9/2/2020	Saint Clair 9/3/2020
Central Lower Peninsula 9/8/2020	Clare / Gladwin 9/9/2020	Lapeer 9/10/2020
Kent 9/11/2020	Montcalm / Ionia 9/14/2020	Van Buren / Cass 9/15/2020
Monroe 9/16/2020	Allegan / Ottawa 9/17/2020	Jackson 9/18/2020
Calhoun 9/21/2020	Kalamazoo / Barry 9/22/2020	Saint Joseph / Branch 9/23/2020
Lake 9/24/2020	Muskegon 9/25/2020	Wexford/Missaukee/Kalkaska 9/28/2020
Mecosta / Osceola 9/29/2020	NE Lower Peninsula 9/30/2020	North Central Lower Peninsula 10/1/2020
North Western Lower Peninsula 10/2/2020	Bay 10/3/2020	Upper Peninsula 10/5/2020
West Central Lakeshore 10/6/2020	No Reserve Auction 11/3/2020	

Rules and Regulations

1. Registration

Registration for live on-site auctions 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 Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/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 THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 Seller/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 or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. 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.

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 unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. 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 BUSINESS 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, as liquidated damages, 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 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 or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's 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 be banned from participating at all future land auctions and 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. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 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

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

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 buyer 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 prior 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 pays for all purchases in full and 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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer 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. The FGU and Auctioneer make 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 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 cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Calhoun

Lot #	Lot Information	Address	Min. Bid	Sold For
1513	<p>Parcel ID: 04-025-026-00; Legal Description: BEDFORD TWP. SEC.25 T1S R8W S 70 FT OF W 247.5 FT OF NW1/4 NW1/4 PROPERTY ADDRESS: 19804 HUBBARD RD.</p> <p>Comments: This one story home sits on approximately 0.32 acres of land. Gravel two track driveway leads to an attached two car garage. The garage door is damaged and is in the open position. The house has debris throughout it. Grassy front and back yard with a few trees that provide ample shade. Metal siding in fair shape could use a wash. There is a hole in the roof above the garage. There is a broken glass door on the rear of the home. Block foundation looks solid. Shingled roof looks fair except for the portion above the roof. Small cement patio on side entrance to home. A couple windows have been boarded. This house has some potential. A bit of TLC would go a long way with this one. Don't miss out on this opportunity!</p> <p>Summer Tax Due: \$718.32</p>	19804 HUBBARD RD BATTLE CREEK;	\$6400	
1522	<p>Parcel ID: 04-170-037-00; Legal Description: BEDFORD TWP. FAIR RANGE LOTS 34, 43 & 50</p> <p>Comments: Lot 1522 is a parcel that is split in two. One is 0.42 and the other is 0.46 acres of land. Combined they are approximately 0.88 acres of land. The house isn't in the best shape. Shingled roof is starting to peel. It has been harvested. Electric wires have been cut, the furnace is in disrepair and the water heater is no longer present. There is debris throughout the home. Overgrown vegetation around house. Old cement driveway on the North portion of the property and a dirt driveway on the South side. The dirt driveway leads to an older two car garage with wood doors. Behind the garage is a large metal storage building. There is a cement pad next to the storage building. Lots of space. Four bedroom one bathroom. There is unfinished construction work in the home. Vinyl siding is in poor condition on the front of the home. Quiet area near the river. House needs work but still has potential. Roof Issues; Harvesting;</p> <p>Summer Tax Due: \$1,011.85</p>	327 STILLSON BLVD BATTLE CREEK;	\$8800	
1526	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 04-220-033-00; Legal Description: BEDFORD TWP. HUSSEY MANOR LOT 7 Comments: This vacant lot is approximately 0.15 acres of land. Forested. Across the street from the Redemption Lutheran Church. These two properties equal up to 0.30 acres of land. Vul - Vacant Urban Lot;</p> <p><i>(2 of 2)</i> Parcel ID: 04-220-034-00; Legal Description: BEDFORD TWP. HUSSEY MANOR LOT 8 Comments: This vacant lot is approximately 0.15 acres of land. Forested. Next to gas station. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$618.32</p>	PRUDENCE LN E BATTLE CREEK; MICHIGAN AVE W BATTLE CREEK;	\$4500	
1528	<p>Parcel ID: 04-280-096-00; Legal Description: BEDFORD TWP. LEVEL PARK, BLOCK E LOTS 11 & 13</p> <p>Comments: This house sits on approximately 0.50 acres of land. Two bedroom one bathroom. Small house. Block foundation is solid. Basement was damp and some of the debris inside was starting to form mold. Large amount of debris in the basement and garage. Gravel driveway leads to an attached one car garage. Old broken down van was parked in the driveway. Shingled roof looks newer. Furnace and water heater are still present. Grassy front and back yard. Lots of nice trees. This house needs a deep cleaning and some small repairs before its back in living condition. Has potential though.</p> <p>Summer Tax Due: \$560.37</p>	155 AVON DR BATTLE CREEK;	\$5000	
1530	<p>Parcel ID: 04-370-138-00; Legal Description: BEDFORD TWP. MORGAN WOODS LOT 142</p> <p>Comments: This one story home is on approximately 0.24 acres of land. There was a car parked in the driveway. Two bedroom one bathroom home. Roof looks ok. Mix of wood and stone siding. The wood portion is in poor shape should be repaired soon. The house is full of debris and other garbage. It looks like they were growing some "plants" inside the home. The extra humidity has caused some mold to slowly start forming on some of the walls on the main floor and heading into the basement. Gravel/paved driveway leads to an attached two car garage. Nice grassy front lawn with some trees that provide nice shade. Some large landscaping boulders. Back yard overgrown with a wood deck behind the garage. There is a cement pad in the backyard as well. Large basement. House needs to be deep cleaned but after a few repairs it would be a nice home in a residential neighborhood. This one has some potential. Personal Property; Animal Damaged;</p> <p>Summer Tax Due: \$485.28</p>	420 BOYES DR BATTLE CREEK;	\$8500	

1532	Parcel ID: 04-390-027-00; Legal Description: BEDFORD TWP. OAK PARK LOTS 34 & 35 Comments: This house sits on approximately 0.41 acres of land. Two bedroom one bathroom home. House needs a deep cleaning. The roof looks old and i think there is some slight leaking. The second story room ceiling has some mold spots starting to form. Block foundation looks solid. Furnace and water heater are still present. Wood siding needs to be sanded and painted. Dirt driveway runs along side of home and leads to a detached two car garage. The garage door has been removed. Debris throughout the entire house. House has writing all over the walls and doors. This house needs some work. Would be a good purchase for a renovating company. Across the street from a nice looking house. Nice neighborhood. Mold; Roof Issues; Irs Lien - 2020-07-20; Summer Tax Due: \$707.95	157 VIRGINIA AVE BATTLE CREEK;	\$6400	
1535	Parcel ID: 04-440-004-00; Legal Description: BEDFORD TWP. ORCHARD PARK NO.6 LOT 207 Comments: This house sits on approximately 0.20 acres of land. Most of the windows and doors have been boarded shut. Gravel driveway. Grassy front and back yard with Trees sprinkled about. Fenced in back yard. Residential neighborhood. Fire Damage; Summer Tax Due: \$508.33	151 SARATOGA AVE BATTLE CREEK;	\$5400	
1539	Parcel ID: 04-440-077-00; Legal Description: BEDFORD TWP. ORCHARD PARK NO.6 LOT 280 Comments: This house sits on approximately 0.20 acres of land. This house is in overall fair shape. Full of debris and other personal property. Three bedroom one bathroom. Furnace and water heater still present. Cement driveway runs along side of home and leads to an older two story garage with one garage. Grassy front and back yard with trees sprinkled about. Wood siding is starting to bow out in a few areas and will need repairs. few minor repairs. Shingled roof look ok no major damage seen. This house need a bit of work but it has potential. Residential neighborhood. Personal Property; Summer Tax Due: \$646.37	178 SARATOGA AVE BATTLE CREEK;	\$5800	
1546	Parcel ID: 0430-00-028-0; Legal Description: A D CLARKS ADD N 33 FT OF LOT 27 Comments: This house sits on approximately 0.10 acres of land. Unfortunately this house is in poor condition. Most of the windows and doors are boarded shut. The inside of the house is in poor shape. Nearly gutted down to the studs. There is a visible hole in the roof. The back yard is full of debris. Dirt gravel driveway runs along the side of the house and leads to a cement pad in the back. Stone foundation looks ok. Shingled roof needs repairs especially the hole. House needs work but could be a good project for the right person Roof Issues; Summer Tax Due: \$655.78	79 S UNION ST BATTLE CREEK;	\$6800	
1549	Parcel ID: 0520-00-001-0; Legal Description: AMENDED PLAT OF AL E CUMMINGS ADD S 49.5 FT OF LOTS 1 & 2; FRISBIES 4TH ADD N 16.5 FT OF LOTS 98 & 99, EXC W 8.25 FT OF N 16.5 FT OF LOT 98 Comments: This vacant lot is approximately 0.20 acres of land. Grassy lot with a few large trees. Driveway entrance at road. There's nice stonework around the lot. A cement/paved driveway leads up along the side. Vul - Vacant Urban Lot; Summer Tax Due: \$30.76	MEACHEM AVE BATTLE CREEK;	\$800	
1550	Parcel ID: 0520-00-040-0; Legal Description: AMENDED PLAT OF AL E CUMMINGS ADD N 33 FT OF LOT 29 Comments: This garage sits on approximately 0.10 acres of land. Grassy lawn on the East portion of property that borders Meachem. Looks like there was a fire at one time but there's only a small portion of the roof showing damage. Two car garage door. Shingled roof looks decent. Wood siding in fair shape. The garage door faces Kedzie Ct but there no legal road frontage on this road. Only accessible by Meachem Summer Tax Due: \$173.38	40 MEACHEM AVE BATTLE CREEK;	\$1600	
1551	Parcel ID: 0520-00-043-1; Legal Description: AMENDED PLAT OF AL E. CUMMINGS ADD W 49.5 FT OF LOT 30 ((ASSESSED WITH #0520-00-040-0 IN 2005 & 2006; ASSESSED AS #0520-00-043-0 IN 1983 THRU 2004)) Comments: This garage sits on approximately 0.07 acres of land. It is full of personal property such as a boat, lawn mowers, power washer, and tools. Large two car garage door. It is in overall fair shape. No major damage seen. Dirt floor. Personal Property; Summer Tax Due: \$163.08	BLANCH ST BATTLE CREEK;	\$1600	

1574	Parcel ID: 10-160-106-00; Legal Description: EMMETT TWP/T2S R7W, SEC. 8: BRADFORD PLACE SUP PLAT; LOT 122 Comments: This house sits on approximately 0.08 acres of land. Unfortunately the home has suffered from a major fire near the rear. Most of the windows are missing or broken. A cement driveway runs along the side of the home and leads to an attached one car garage. The house is still full of personal property and debris. Looks like a fire occurred and they left everything. This house will no doubt need repairs. Dangerous Building; Fire Damage; Summer Tax Due: \$513.00	4 BRADFORD ST. BATTLE CREEK;	\$3700	
1584	Parcel ID: 10-330-181-00; Legal Description: EMMETT TWP/T2S R7W, SEC 9: FAIRFAX; LOTS 260 THRU 263 INCL. Comments: This house sits on approximately 0.70 acres of land. The house is in over all poor condition. The shingled roof is starting to peel. Gravel driveway runs along side of home and leads to an overgrown back yard. Two small storage sheds. Lots of debris inside and outside of home. Concrete slab foundation is solid. Wood siding could use a sand and fresh paint job. Very dirty home. The house needs a lot of work. Roof Issues; Sanitation Issues And Garbage; Summer Tax Due: \$323.80	416 ELECTRIC AVE. BATTLE CREEK;	\$5000	
1588	Parcel ID: 10-560-132-00; Legal Description: EMMETT TWP/T2S R7W, SEC 18: LINDALE LOT 237 THRU 239 INCL. Comments: This lot is approximately 0.43 acres of land. Forested. The North portion of the property runs alongside the North Branch Kalamazoo River. The tree line starts right at the road and becomes less dense towards the river. Vul - Vacant Urban Lot; Summer Tax Due: \$481.29	SOUTH SHORE DR./VACANT BATTLE CREEK;	\$3900	
1589	Parcel ID: 10-560-135-00; Legal Description: EMMETT TWP/T2S R7W, SEC 18: LINDALE LOT 240 & 241 Comments: This lot is approximately 0.30 acres of land. Forested. The North portion of the property runs alongside the North Branch Kalamazoo River. Vul - Vacant Urban Lot; Summer Tax Due: \$449.20	SOUTHSHORE DR./VACANT BATTLE CREEK;	\$3800	
1592	Parcel ID: 13-060-054-00; Legal Description: LEE TOWNSHIP T1S R5W SEC 6 BEG 458.66 FT E OF SW SEC COR, N 08 DEG36'E 165.37 FT, E 181.87 FT, S 08 DEG36' W165.37 FT, W 181.87 FT SUBJECT TO EASEMENT OVER SLY AND ELY 33 FT FOR PUBLIC HWY .69 AC +/- Comments: A pole barn on a corner lot that sits on approximately 0.43 acres of land. Along with the pole barn is a small shed. Partial cement pad. There is a powerline pole next to the garage with a light on the top that has fallen over part way. Country atmosphere. The garage is in decent shape however the garage door does appear to be broken. Summer Tax Due: \$56.25	23011 OLD US 27 NORTH OLIVET;	\$1600	
1595	Parcel ID: 1370-00-007-0; Legal Description: BURNHAMS SUB E 66.33 FT OF LOT 8 Comments: This house sits on approximately 0.14 acres of land. This property was to be occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house is in over all fair condition. The shingled roof looks to be in decent shape no major damage seen. Paved driveway leads to a detached two car garage. Block foundation looks sound. Vinyl siding could use a power wash. House looks like it could use a few repairs but nothing to intense. Occupied; Summer Tax Due: \$795.05	23 OAKHILL DR BATTLE CREEK;	\$6900	
1602	Parcel ID: 14-271-006-00; Legal Description: LEROY TWP. SEC. 27 T3S R8W S 200 FT OF W 435.6 FT OF SE1/4 Comments: This land is approximately 1.84 acres of land. Grassy lot with some large trees. In the country near farm land. Closer to the middle of the lot is an old storage barn. Summer Tax Due: \$137.69	6910 3 1/2 MILE RD. (DEMO) EAST LEROY;	\$4700	
1603	Parcel ID: 14-321-012-01; Legal Description: LEROY TWP. SEC. 32 T3S R8W PART NE1/4 SE1/4 COM 643.5 FT S OF NE COR THEREOF S 30 FT W 148.5 FT N 30 FT E 148.5 FT TO BEG. Comments: This vacant lot is approximately 1.0 acres of land. Near the Pinecreek Post Office. A couple trees stand near the middle of the lot with some overgrown brush around them. Summer Tax Due: \$4.90	2 MILE RD. EAST LEROY;	\$750	

1606	<p>Parcel ID: 1490-00-066-0; Legal Description: CAINES ADD S 22 FT OF LOT 56 N 22 FT OF LOT 57 Comments: This house sits on approximately 0.13 acres of land. The house is in over all fair shape. The shingled roof looks ok but some of the shingles look wavy. May need repairs in the future. One of the rooms in the house is in bad shape and possibly has roof issues there. Water heater has been disconnected but is still present. Furnace still there. Possible shared driveway that runs along side of home. Stone foundation looks solid.Metal siding looks good. Three Bedroom, one bathroom. Would be a goof fixer upper for someone looking for a project.</p> <p>Summer Tax Due: \$620.31</p>	24 VALE ST BATTLE CREEK;	\$3600	
1608	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 15-190-021-00; Legal Description: MARENGO TWP SEC 19 T2S-R5W N 148.5', S 313.5' OF E 313.5' OF W 1/2 OF NE 1/4 1.07 ACRES STATE OF MICHIGAN PROPERTY IN 1983 (SEV 8,750) Comments: Two landlocked lots. The parcels are approximately 1.11 and 1.07 acres of land. They sit on the side of I 94 near the interchange 112. Forested.</p> <p>(2 of 2) Parcel ID: 15-191-015-00; Legal Description: MARENGO TWP SEC 19 T2S-R5W E 313.5 FT OF S 165 FT OF SW 1/4 OF NE 1/4 EXC BEG AT SE COR OF S 165 FT OF E 313.5 FT, TH W 140 FT, TH NELY TO A PT, SD PT BEING 48 FT N OF BEG, TH S 48 FT TO BEG. 1.11 A STATE OF MICHIGAN PROPERTY IN 1983 (SEV 9,850)</p> <p>Summer Tax Due: \$10.86</p>	18 1/2 MILE;	\$1500	
1610	<p>Parcel ID: 15-250-015-00; Legal Description: MARENGO TWP SEC 25 BEG CL OLD US-12 & W SEC LI- S 550.5'- E 307.95'- N 459'- NWLY TO POBEXC BEG 870.93' S OF NW SEC COR S 132' - E 307.95' - N 132' - W 307.95' EXC BEG 684.93 FT S FROM NW COR, E 307.95', S 186.0', W 307.95', N 186.0' Comments: This two story home sits on approximately 0.94 acres of land. Overgrown grass/vegetation with a mix of young and older trees. The house has been abandoned for many years. Vegetation is growing all around the garage. The wood siding of the home needs a good power wash and fresh paint job. The shingled roof looks ok no major damage seen. The inside of the house is very dirty. Older kitchen. Three bedroom one bathroom. Some of the windows have been boarded. Enclosed front porch. Furnace and water heater still present Definitely a fixer upper. Animal Damaged;</p> <p>Summer Tax Due: \$255.97</p>	23012 W MICHIGAN AVE ALBION;	\$4200	
1617	<p>Parcel ID: 1500-00-065-0; Legal Description: CAINES 2ND ADD LOT 50 Comments: This lot is approximately 0.14 acres of land. Open lot with a couple trees on the East portion of the property. Shared partial cement Driveway at road. There was a boat and a car with trailer parked on the lot on last visit, which are not part of the sale. Nice spot to rebuild. There was a house on this lot previously but has since been removed. I believe that the reason for the higher SEV Vul - Vacant Urban Lot; Personal Property; Sev Not Accurate;</p> <p>Summer Tax Due: \$21.60</p>	CAINE ST BATTLE CREEK;	\$4600	

1620	<p>Parcel ID: 1530-00-150-0; Legal Description: CALDWELLS ADD PART OF LOTS 149, 150, 151 & 152, ALL OF LOTS 157, 173 & 174: BEG NW COR OF LOT 157 - ELY 66 FT TO NE COR OF LOT 157 - SLY ALG E LI OF SD LOT 82.5 FT - ELY ALG NLY LI OF LOT 152 DIST OF 29.42 FT - S 10 DEG 59 MIN 30 SEC E ALG WLY LI OF RIVERSIDE DR, AS RELOCATED, TO SLY LI OF LOT 149 - WLY ALG S LI OF LOTS 149, 174 & 173 DIST OF 167.28 FT TO SW COR OF LOT 173 - NLY ACROSS BAKER CT & ALG WLY LI OF LOTS 173 & 157 DIST OF 363 FT TO POB Comments: Parking garage sitting on 0.97 acres of land. There was an apartment complex on this land but suffered from a fire and has since been removed. All that remains is a large parking lot with a parking corral that could house 15 cars. There is a one car garage with door built onto the side of the corral. Chain link fence around the parking lot perimeter. Due to hazardous and environmental conditions, the county has imposed a performance bond requirement for anyone wishing to purchase this property. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$500,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser.</p> <p>Summer Tax Due: \$1,004.83</p>	80 RIVERSIDE DR BATTLE CREEK;	\$75750	
1621	<p>Parcel ID: 1530-00-191-0; Legal Description: ASSRS REPLAT OF CALDWELLS ADD LOT 190 Comments: This house sits on approximately 0.07 acres of land. The house is in over all fair condition. It looks like the last owners were in the middle of renovating the house. Two bedroom one bathroom. Water heater and furnace still present. The shingled roof looks to be in decent shape but there are a few areas on the second story ceiling that's showing signs of leaking. Dirt driveway. Block foundation looks solid. Wood siding could use a sand and fresh paint job. Would be a goof fixer upper for someone looking for a project. Incomplete Construction;</p> <p>Summer Tax Due: \$758.45</p>	70 BAKER CT BATTLE CREEK;	\$5500	
1623	<p>Parcel ID: 1650-00-016-0; Legal Description: CHAS MERRITTS 2ND ADD LOT 13, N 1 FT OF LOT 16 Comments: This vacant lot is approximately 0.22 acres of land. There is a sidewalk leading into the property maybe from a previous house on the property but was removed in the past. Sits between two homes. Would be a nice addition to on of the adjoining property owners or for someone looking to build. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$34.11</p>	MERRITT ST BATTLE CREEK;	\$800	
1631	<p>Parcel ID: 18-028-889-50; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 28 W 66 FT OF E 458 FT OF S 1/2 OF SW 1/4 OF SE 1/4 1.00 AC +/- Comments: This house sits on approximately 0.95 acres of land. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house is in over all fair condition. The shingled roof looks to be in decent shape, but the roof appears to have some slumping areas. Dirt driveway runs along side of home Block foundation looks sound. Wood siding could use a sand and fresh paint job. Occupied;</p> <p>Summer Tax Due: \$339.47</p>	8659 GORSLINE RD BATTLE CREEK;	\$3400	

1632	<p>Parcel ID: 18-029-906-70; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 29 COMM CENTER OF SECTION, W 373.51 FT, N 911.24 FT TO POB, N 45°39'56" W 128.65 FT, N 60°00'00" W 30 FT, N 36°09'01" E 373.17 FT, S 89°49'00" E 150 FT, S 00°11'00" W 265 FT, S 60°44'44" W 288.02 FT TO POB 2.12 AC +/- TOGETHER WITH AND SUBJECT TO ANY ALL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD Comments: This house sits on approximately 2.12 acres of land. Six bedroom 3 bathroom. This house was really nice at some point but unfortunately has been treated very poorly. There is a large amount of animal damage in the home. Very large amount of cat excrement. There is also some leaking occurring in the basement which has cause black mold to form on the walls. Nice cement driveway runs up to a three car garage with two garage doors. The house is full of personal property and debris. The wood floors in the kitchen have started to bow and pop up. Electricity was on in the house. Vinyl siding in good shape. Nice size front lawn. Large trees behind the home. Poured concrete foundation looks solid. The house is in poor shape but could be a great home after a deep clean and renovation. The house is fairly new i'm sure the bones are still quite strong. The house will need a lot of work but has a lot of potential. Would be a great purchase for a renovating company. Mold; Sanitation Issues And Garbage; Animal Damaged; Personal Property; Summer Tax Due: \$1,683.56</p>	7517 TAYLOR TRACE BATTLE CREEK;	\$15500	
1633	<p>Parcel ID: 18-300-176-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOTS 176 & 177 CONVIS SECOND ADD PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/31/2019. Comments: This vacant lot is approximately 0.30 acres of land. It sits in between two houses. Grassy open lot with a few large trees. Grass driveway entrance at road. There are a handful of large land scaping boulders. Nice spot to build. Vul - Vacant Urban Lot; Summer Tax Due: \$230.23</p>	15 EATON BATTLE CREEK;	\$2100	
1636	<p>Parcel ID: 18-780-012-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 30 LOT 12 NORTH ACRES #2. Comments: This house sits on approximately 0.24 acres of land. Vinyl and plastic shingle siding in fair shape. Roof shingles are starting to peel but no major damage seen. Three bedroom one bathroom. Furnace and water heater still present. Kitchen in disarray Broken slider glass door. Meters have been removed. Grassy front and back yard. A few large trees. Grass driveway. It looks like the previous owners renovated the garage into another living quarter. The house needs some repairs but after a bit of TLC it could be a nice little home. Residential neighborhood. Summer Tax Due: \$599.95</p>	147 DERBY RD BATTLE CREEK;	\$7300	
1639	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 18-910-164-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 18 LOTS 165, 166, 172,173 & 174 PARK ST MARY. Comments: This vacant lot is approximately 0.67 acres of land. There is a pond/swamp on the Northeast section of the property. Wooded. ***See Comment of Commercial Bldg Below***</p> <p>(2 of 2) Parcel ID: 18-910-170-10; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 18 E 1/2 OF LOTS 170 & 171 PARK ST MARY. Comments: This building sits on approximately 0.15 acres of land. Brick building with some damage to the South East corner. Neighbor said someone slid into it during the winter. Paved driveway on East and South portion of the property. Cement floors look solid no cracking. Metal and brick siding looks good except for the damaged corner. # doorway entrances. Flat roof looks ok no leaks found. Building is in overall fair condition. Summer Tax Due: \$331.69</p>	NORTH AVE BATTLE CREEK; 21005 NORTH AVE BATTLE CREEK;	\$4200	

1643	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 18-960-083-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOT 83 VERONA ADD TO BATTLE CREEK. Comments: This lot is approximately 0.18 acres of land. Grassy lot with a few large trees. Driveway entrance at road. Vul - Vacant Urban Lot; Irs Lien - 2020-07-20;</p> <p>(2 of 2) Parcel ID: 18-960-085-00; Legal Description: PENNFIELD CHARTER TOWNSHIP T1S R7W SECTION 32 LOTS 84 & 85 VERONA ADD TO BATTLE CREEK. Comments: This House sits on approximately 0.36 acres of land. The house looks to be in overall poor condition. Storage shed in back yard. Lot of debris. Most of the windows have been boarded up along with all the doors. The roof has caved in on the main entrance to the home. This house needs a lot of work. Nice large grassy lot with a few large trees Boarded; Irs Lien - 2020-07-20; Summer Tax Due: \$572.33</p>	PICKFORD BATTLE CREEK; 176 PICKFORD BATTLE CREEK;	\$16000	
1661	<p>Parcel ID: 19-361-018-00; Legal Description: SHERIDAN TWP SEC 36 T2S R4W SUPERVISORS PLAT - LOT 14 EXC PT PLATTED INTO MARTIN SUB Comments: This two story home sits on approximately 0.83 acres of land. Large grassy front lawn with some large trees. Gravel driveway runs along the side of the home and leads to a condemned two car garage. There is a large amount of garbage and debris throughout the home. Very strong smell. This house needs to be deep cleaned. Shingled roof looks to be in fair shape. Brick exterior looks good a couple spots showing cracks but nothing major. The garage is condemned but the house is not. Three bedroom one bathroom. The property has a lot of potential but it is very dirty and overgrown at the moment. Condemned; Sanitation Issues And Garbage; Summer Tax Due: \$229.69</p>	1564 E MICHIGAN AVE ALBION;	\$4500	
1662	<p>Parcel ID: 19-388-006-00; Legal Description: SHERIDAN TWP SEC 36 KEENAN & HESS SD BLK 5 LOTS 11 & 12 Comments: Three trailers sit on approximately 0.30 acres of land. Two of the trailers look to be in fair shape. One of the trailers has many tree limbs that have fallen on the roof. A few large trees stand on the street side of the property. The lawn is mostly overgrown grass. A few piles of debris with a fire pit. There looks to be a mobile pad behind the white trailer. It looks like these trailers have been abandoned but its possible that the previous land owners could return to retrieve the trailers. Mobile Home Pad; Mobile Home; Personal Property; Summer Tax Due: \$145.34</p>	113 LINWOOD ALBION;	\$3300	
1671	<p>Parcel ID: 2400-00-022-0; Legal Description: CUMMINGS ADD W 66 FT OF LOT 8 Comments: This building sits on approximately 0.22 acres of land. Now Faith Full Gospel Deliverance Ministry. The building is set up for a church on one side and living quarters on the other portion. Duplex style. Multiple meters but they have all been removed. The building is in overall poor condition. Multiple holes in the roof have allowed water to seep in over the years. This has caused areas of the ceiling to collapse and mold to form. Could not find the basement entrance. The building will need a lot of work to bring it back to its former glory. Mold; Roof Issues; Sev Not Accurate; Summer Tax Due: \$1,175.54</p>	429 HAMBLIN AVE BATTLE CREEK;	\$1400	
1672	<p>Parcel ID: 2400-00-061-0; Legal Description: SEC 2 T2S R8W PART OF SE 1/4 BEG NLY LI OF HAMBLIN AVE AT PT 150 FT SELY OF SE COR OF LOT 1 OF WELCHS ADD - NELY PAR WITH ELY LI SD PLAT TO KALAMAZOO RIVER - WLY ALG SD RIVER 50 FT M/L - SWLY PAR WITH ELY LI SD PLAT TO NLY LI OF HAMBLIN AVE - SELY 50 FT TO POB, EXC THAT PART LYING NLY OF A LI WHICH BEG E LI OF SD PLAT AT PT 265 FT NLY OF SE COR OF LOT 1 OF SD PLAT & RUNS ELY TO PT ON W LI OF LOT 17 OF CUMMINGS ADD LYING 240 FT NLY OF SW COR OF LOT 17 Comments: This house sits on approximately 0.29 acres of land. The house is between a park and a parking lot. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. Multiple large dogs were resented on the premise, please use caution if you visit this property in person. Active utilities. large cement parking area behind home. Paved drive way. Large fenced in area on backyard. Occupied; Beware Of Dog; Summer Tax Due: \$564.80</p>	468 HAMBLIN AVE BATTLE CREEK;	\$5000	

1679	Parcel ID: 2910-00-015-0; Legal Description: FAIRHOME ANNEX LOT 15 Comments: This house sits on approximately 0.12 acres of land. The house is full of debris. The roof is in poor shape. Water has been leaking in through the roof causing damage. The ceiling is falling through in a few areas. Mold is starting to form. Two bedroom one bathroom. The House is very dirty from the former residents. Shared paved driveway runs along the side of the home and leads to a detached two car garage. One of the garage doors needs repairs. Furnace, water heater still present. Small front and back yard. The house will need a deep cleaning and some repairs before its back in living condition. Fixer upper special. Sanitation Issues And Garbage; Roof Issues; Mold; Summer Tax Due: \$1,019.89	236 ELDRED ST BATTLE CREEK;	\$4300	
1687	Parcel ID: 3060-00-005-0; Legal Description: ASSRS REPLAT OF FOUNTAIN HEAD PARK LOT 5 Comments: This house sits on approximately 0.11 acres of land. Most of the windows and doors have been boarded shut. Fire Damage; Dangerous Building; Summer Tax Due: \$474.93	23 JANOAH AVE BATTLE CREEK;	\$4600	
1698	Parcel ID: 3260-00-090-0; Legal Description: FRISBIES 4TH ADD LOT 88 Comments: This house sits on approximately 0.11 acres of land. Two bedroom one bathroom. The house looks like someone was in the process of renovating it but gave up pretty quickly. The house is overall in fair/poor shape. There is a leak causing water damage but it hasn't gotten to bad yet. Some mold is starting to form. Wood floors. Roofed front porch entrance. Dirt driveway runs along side of home and leads to a detached one car garage. Roof Issues; Mold; Summer Tax Due: \$662.55	54 FRISBIE AVE BATTLE CREEK;	\$4400	
1701	Parcel ID: 3290-00-002-0; Legal Description: ASSRS PLAT OF FRISBIES SUB OF LOT 69: LOTS 1 & 2 Comments: This house sits on approximately 0.30 acres of land. Double lot. Most of the windows and doors have been boarded shut. Parking at road. Grassy side yard. Some large young and old trees Boarded; Summer Tax Due: \$537.35	30 HARRIS AVE BATTLE CREEK;	\$6900	
1707	Parcel ID: 3550-00-005-0; Legal Description: GRAVES ADD W 1/2 OF LOT 5 Comments: This vacant lot is approximately 0.09 acres of land. Sits between two homes. This is half of a lot. Open and grassy. Sideyard Parcel; Summer Tax Due: \$14.30	W MANCHESTER ST BATTLE CREEK;	\$750	
1708	Parcel ID: 3550-00-051-0; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2018. GRAVES ADD N 66 FT OF LOTS 51 & 52 Comments: This house sits on approximately 0.18 acres of land. Unfortunately this house has suffered from a fire on the main floor. It has caused some damage but it looks like the house is still structurally sound. Four bedroom and two bathrooms. Some of the windows have been broken and are now boarded. Stone foundation looks good on the outside of the home but there is some crumbling occurring in the basement. 150 amp break box. Water heater and furnace are still present. Wood siding could use a good sanding and fresh coat of paint. Cement driveway on side of home leads to a detached two car garage. House is full of debris and things left over from the fire. The house has a lot of potential. Would be a good purchase for a renovation company. Fire Damage; Summer Tax Due: \$336.30	87 HOWLAND ST BATTLE CREEK;	\$3600	
1709	Parcel ID: 3560-00-044-0; Legal Description: GRAVES 2ND ADD LOT 25, EXC W 57.75 FT Comments: This vacant lot sits on approximately 0.17 acres of land. It sits between a vacant corner lot and a house. Mostly grassy and open with the exception of a couple trees. Vul - Vacant Urban Lot; Summer Tax Due: \$29.34	N WASHINGTON AVE BATTLE CREEK;	\$800	
1714	Parcel ID: 3570-00-025-0; Legal Description: GRAVES 3RD ADD W 29.26 FT OF LOT 16 & E 14.74 FT OF LOT 17 Comments: This house sits on approximately 0.13 acres of land. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This property has a shared cement driveway that leads to a detached double car garage. The metal siding could use a power was and some new trim paint. The house appears to be in good shape from the outside. Shingled roof looks to be in good shape. Small shed in the back yard. Enclosed front porch entrance. This is a nice house don't miss your opportunity Occupied; Irs Lien - 2020-07-20; Summer Tax Due: \$706.08	99 BOWEN AVE BATTLE CREEK;	\$5200	

1717	Parcel ID: 3720-00-011-0; Legal Description: HALL BROS ADD LOT 10 Comments: A two story that sits on approximately 0.17 acres of land. This property appeared to be occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. Lots of debris throughout the property. A detached two car garage looks to be in fair shape. Car in driveway. The roof looks like there are a few issues. Blue tarp draped across back section. Hole in roof on side section. Mix of vinyl, stucco, and wood siding. House seems like it will need some repairs but looks like it has potential. Occupied; Roof Issues; Summer Tax Due: \$1,141.75	30 E BURNHAM ST BATTLE CREEK;	\$6500	
1719	Parcel ID: 3870-00-165-1; Legal Description: HART'S ADD E 17.5 FT OF W 34 FT OF LOT 69 ((W 16.5 FT ASSESSED WITH #3870-00-165-0 IN 1983 & 1984; E 1 FT WAS UNASSESSED AT THAT TIME; ENTIRE 17.5' STRIP ASSESSED WITH PARCEL #3870-00-166-0 IN 1985 THRU 2002)) Comments: A vacant lot that's approximately 0.05 acres of land. It sits in between two homes. Chain link fence and another fence butt up to one another. Not positive where the property lines lie. Encroachments; Summer Tax Due: \$7.98	CHERRY ST BATTLE CREEK;	\$700	
1721	Parcel ID: 3870-00-192-0; Legal Description: HARTS ADD LOT 82 Comments: A house that sits on approximately 0.23 acres of land. This house is set up as a duplex but shares a gas and electric meter. Partial cement driveway. An old two car garage on the North portion of the property. A couple cars were parked on the property. Could be from neighbors of previous owners. This house is in overall good shape. Grassy backyard that has a chain link fence span the perimeter. Metal siding is in good shape. Shingled roof looks fine no major damage seen. Furnace and water heater are in the basement but it looks like there is a leak of some sort. The basement floor was wet but no mold was present. This house would be a nice one after a bit of TLC. After fixing some minor repairs it'll be back to move in ready. Don't miss your opportunity for this one. Personal Property; Multiple Family Use; Summer Tax Due: \$1,273.44	179 E VANBUREN ST BATTLE CREEK;	\$4600	
1723	Parcel ID: 3900-00-015-0; Legal Description: HASKELL ADD LOTS 14, 15, & 16 Comments: This house sits on approximately 0.48 acres of land. This property appeared to be occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. A vehicle was parked in the driveway. Dirt driveway leads to a detached two car garage. The garage roof has a hole in it that was caused from a tree limb falling on it. There is debris all around the garage. Vinyl siding on home in good shape. Roof looks to be in good shape as well. The house looks to be in overall good condition. Small grassy front and back lawn with a few large trees. Roofed front porch. Good house don't miss your chance to purchase this one. Occupied; Summer Tax Due: \$657.24	44 MOFFITT PL BATTLE CREEK;	\$3800	
1730	Parcel ID: 42-040-011-09; Legal Description: BURLINGTON TOWNSHIP T4S R7W SECTION 24 BURLINGTON VILLAGE LOT 9 EXCEPT THE S 132 FT OF W 32 FT BLOCK 11 OF ORIGINAL PLAT .18 AC +/- Comments: Update: The house that stood here upon our initial inspection has been demolished. Only the first photo shows the current state of the property. Approximately 0.17 acres of land. Large grassy side yard on the North portion of property. Next to the Post Office. Summer Tax Due: \$337.59	104 W MAIN ST BURLINGTON;	\$3600	
1739	Parcel ID: 4430-00-016-0; Legal Description: JENNINGS LAND CO'S FIRST ADD LOTS 15 & 16 EXC NLY 17 FT Comments: This vacant lot is approximately 0.63 acres of land. It sits between a house and a vacant lot. Slopes down from the road. Overgrown vegetation. Trees on the Northeast portion of the property. Backs up to a forested area. Telephone pole on property. Vul - Vacant Urban Lot; Summer Tax Due: \$202.30	W MICHIGAN AVE BATTLE CREEK;	\$1700	
1749	Parcel ID: 4560-00-008-1; Legal Description: KELLEYS ADD LOT 5 Comments: This one story home sits on approximately 0.08 acres of land. Two bedroom One bathroom. The home is in overall fair shape. Paved driveway runs along side of home and leads to attached one car driveway. Block foundation looks solid. Furnace and water heater still present. You could honestly just clean this house and it would be move in ready. But if you did some small repairs and renovated it a bit it would be a nice little house. Big full basement. Cement porch on the back of the home. Small fenced in front lawn. Don't miss your opportunity on this one. Personal Property; Summer Tax Due: \$761.78	15 MAPLE GROVE AVE BATTLE CREEK;	\$3900	

1750	Parcel ID: 51-000-159-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 10 W 9 FT OF LOT 8 & E 51 FT OF LOT 9 & E 51 FT OF LOT 4. EXC. N 96 FT & W 9 FT OF LOT 5. EXC N 96 FT. (208 W. MULBERRY ST.) mcl 211.27 \$7106, 1998 Comments: This house sits on approximately 0.16 acres of land. Nice grassy front yard, small back yard, with a few large trees. Unfortunately this house has a condemned notice posted on the front entrance. There is visible foundation damage in multiple areas. The roof is in very poor shape as well. The home will need major repairs. Its sad because this house was very beautiful in the past. Would be a great project for a fixer upper. We did not enter the second or third story because we were concerned about safety. Roof Issues; Condemned; Mold; Summer Tax Due: \$693.19	208 W MULBERRY ST ALBION;	\$5100	
1752	Parcel ID: 51-000-366-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 21 E 21.13 FT OF LOT 5, W 16 FT OF LOT 6 & N 84.75 FT OF E 50 FT OF LOT 6 EXC THE N 74.75 FT OF E 55 FT OF LOT 6. (205 W. MULBERRY ST.) Comments: This garage sits on approximately 0.09 acres of land. It is between two houses and has access to West Mulberry and North Clinton street. Across the street is the Christ Apostolic Church. Grassy with one large tree. Someone has built a wall over the car door section of the garage. The neighbor has a dog chained up near the garage. Please use caution if visiting this property. Summer Tax Due: \$26.78	205 W MULBERRY ST ALBION;	\$900	
1756	Parcel ID: 51-000-836-00; Legal Description: ALBION CITY, ORIGINAL PLAT BLK 50 (207 W CASS) E 1/4 OF LOT 4 LOTS 5 & 6. Comments: This Commercial building is currently set up for two separate businesses and sits on approximately 0.33 acres of land. There is an old Insurance agency using up 1/5 of the total building. The other 4/5 of the building is mostly cleared out with some debris from what looks like a cell phone store. Looks like it was in the process of being rehabbed. Large glass windowed front. Brick building. Flat roof. No major damage seen. This building is in overall good condition. Large paved parking lot. Would be a nice spot to put a few businesses in. Irs Lien - 2020-07-20; Summer Tax Due: \$1,430.06	205 W CASS ST ALBION;	\$12250	
1770	Parcel ID: 51-006-508-00; Legal Description: ALBION CITY, IRWIN'S ADDITION BLK 1. LOT 8. BLK 1. & BEG AT SW COR OF LOT 8. S 16 RDS-E 59.4 FT N 16 RDS-W 59.4 FT. Comments: This house sits on approximately 0.56 acres of land. The South portion of the property stops just short of the river. Unfortunately this house is suffering from roof damage that has caused leaking. The leaking in turn caused black mold to form in a few rooms. Ceilings are falling apart in these areas. Stone foundation fair. Active utilities. Four Bedroom one bathroom. Water heater and furnace still present. Storage shed in back yard. House needs work. Would be a good fixer upper project. Mold; Roof Issues; Summer Tax Due: \$501.75	112 RIVER ST ALBION;	\$6800	
1789	Parcel ID: 51-013-607-00; Legal Description: ALBION CITY, ASSESSORS PLAT OF WESLEYAN SEMINARY LOT 7. BLK 99. MCL211.27 \$4020 2001 Comments: This house sits on approximately 0.10 acres of land. Four bedroom one and a half bathrooms. Cool wood work on the outside of the home. Water heater and furnace still present. Basement is set up for a separate area of living. The inside of the house is in poor shape and will need repairs. The paint is all peeling. Windows on the third floor are broken and tarped up. The wood floors are bending and bowing. The house is very large with lots of room. The back yard has a drop off from the side and not a whole lot of area to use. Very overgrown. This is a cool building but will need a lot of work to bring it back to its former glory. A good fixer upper project. Animal Damaged; Summer Tax Due: \$525.82	1112 E MICHIGAN AVE ALBION;	\$4800	
1791	Parcel ID: 51-015-111-00; Legal Description: ALBION CITY, WRIGHTS ADDITION W 33 FT OF LOT 1 & E 39 FT OF LOT 2. BLK 6. EXC S 30 FT. Comments: This two story house sits on approximately 0.34 acres of land. The house is in overall poor shape. The home looks to be in overall poor shape. The roof has major collapsing going on. The stone foundation has large cracking and crumbling. Many of the windows have been broken and are now boarded. Was unable to enter through the doors do to them being sealed shut possibly from water damage over the years. The house will need major repairs. Grassy driveway leads to a detached two car garage. Roofed front porch with overgrown bushes. Nice size backyard with large trees. Nice neighborhood. Mold; Roof Issues; Boarded; Foundation Issues; Structural Issues; Summer Tax Due: \$428.78	515 W CENTER ST ALBION;	\$4800	

1796	Parcel ID: 5210-00-003-0; Legal Description: MAYNARDS SUB OF WASHINGTON HGTS LOT 3 & E 61 FT OF LOT 8 Comments: This house sits on approximately 0.24 acres of land. Vinyl siding needs a power wash and a few small repairs. Three Bedroom One bathroom. The ceiling on the second floor is falling down in multiple areas could be from a leaking roof. Shingled roof looks ok but it looks old. Some damage on the easement on the side of the house. Water heater and furnace still present. This house needs work but it has potential. Could be a project for an experienced handy worker. Roof Issues; Summer Tax Due: \$977.52	197 ROSENEATH AVE BATTLE CREEK;	\$4800	
1797	Parcel ID: 5270-00-048-0; Legal Description: MEACHEMS ADD LOT 46 Comments: This house sits on approximately 0.20 acres of land. Chain link fence surrounds the front and backyard. Two bedroom, one bathroom. The house is in overall poor/fair condition. Its dirty and there is debris left over from the last residents. Wood floors are old. Vinyl siding needs some repairs and could use a power wash. Shingled roof isn't in the best shape but no major damage seen. The house will need some work but it has potential. Garage is full of junk. Summer Tax Due: \$1,107.60	207 W FOUNTAIN ST BATTLE CREEK;	\$6400	
1806	Parcel ID: 53-001-134-02; Legal Description: MARSHALL CITY, UPPER VILLAGE LOT 143 EXC SOUTH 168 FEET LANDLOCKED INTERIOR PARCEL UNKNOWN OWNER PARCEL ESTABLISHED FOR 2017 ROLL Comments: This vacant lot is approximately 0.02 acres of land. It sits behind a group of homes. It is landlocked. Summer Tax Due: \$21.10	107 S GORDON ST MARSHALL;	\$800	
1808	Parcel ID: 53-002-326-01; Legal Description: MARSHALL CITY, PART SEC 25, T2S,R6W; COM 57.75 FT S & 132 FT W OF INT W LINE MADISON ST & N SEC LI; S 57.75 FT; W 16.5 FT; N 48.5 FT; W 16.5 FT; N 9.25 FT; E 33 FT TO BEG. LANDLOCKED INTERIOR LOT Comments: Appears to be landlocked. Summer Tax Due: \$15.80	INTERIOR MARSHALL;	\$750	
1810	Parcel ID: 53-004-917-10; Legal Description: MARSHALL CITY, FARMERS LOAN & TRUST CO SUB-NW 1/4 SEC 26, T2S-R6W. PART OF LOT 17 . BEG ON W LI LOT 17 - 334.1 FT N OF SW COR; N 12.4 FT; E 60 FT; S 12.4 FT; W 60 FT TO POB. Comments: Small parking strip in front of the Mega Bev that's approximately 0.02 acres of land. Summer Tax Due: \$15.80	MARSHALL;	\$750	
1811	Parcel ID: 53-006-331-00; Legal Description: MARSHALL CITY, HATCH'S ADDITION LOT 31. Comments: A vacant lot that's approximately 0.2 acres of land. This lot is mostly open grassland with a few large trees near the back of the lot. A great sized lot to start new construction. Summer Tax Due: \$269.76	719 UNION ST MARSHALL;	\$2100	
1813	Parcel ID: 53-006-764-01; Legal Description: MARSHALL CITY, HURDS ADDITION, BLK 43, W 1 RD OF E 5 RDS OF N 1/2 OF LOT 3 LANDLOCKED INTERIOR PARCEL ESTABLISHED UNKNOWN PARCEL FOR 2017 Comments: A vacant strip of grass that's approximately 0.05 acres of land. The property is land locked, but we were able to access it through the Tuffy Tire and Auto Service Center's parking lot. Summer Tax Due: \$52.83	MARSHALL;	\$950	
1814	Parcel ID: 53-006-820-01; Legal Description: MARSHALL CITY, HURD'S ADDITION BLK 46 BEG 212.5 FT W OF SE COR BLK 46; NWLY PARL TO VERONA 18.5 FT; SWLY AT R/A TO S LINE BLK 46, E ALG S LINE BLK 46 TO BEG. LANDLOCKED INTERIOR PARCEL 1ST ADDED TO ROLL FOR 2017 Comments: This vacant lot is approximately 0.002 acres of land. It is triangular in shape. Was able to get to the property by walking through private land. This is land locked. Unbuildable Lands / Too Small; Summer Tax Due: \$5.22	PLUM ST MARSHALL;	\$700	
1815	Parcel ID: 53-006-828-01; Legal Description: MARSHALL CITY, HURD'S ADDITION PART BLK 46 COM ON SLY LINE VERONA 198.58 FT NWLY FROM INSEC OF SD ST & W LINE PLUM ST, SWLY AT R/A 264 FT, NWLY PARL VERONA 5.42 FT, NELY AT R/A 264 FT, SELY ALG VERONA 5.42 FT TO BEG. Comments: This lot is approximately 0.05 acres of land. It is a thin piece of land in-between two drive ways. Very small piece of land. Unbuildable Lands / Too Small; Summer Tax Due: \$5.50	807.5 VERONA RD MARSHALL;	\$700	

1818	Parcel ID: 5350-00-102-0; Legal Description: MERRITTS ADD S 73 FT LOT 60, EXC W 1 FT OF N 30.5 FT THEREOF Comments: This vacant lot is approximately 0.11 acres of land. It looks like a garage/building was previously on this lot but has since been removed. It is now a hard packed dirt lot with some over grown grass near the road Sits between a home and a backyard. Would be a nice addition for one of the adjoining property owners or for someone looking to build a storage building or garage. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$66.09	FREMONT PL BATTLE CREEK;	\$2300	
1827	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 54-040-001-00; Legal Description: SP CITY, ASSR PL ACKLEY'S ADD, LOT 1 (SPLIT 2001) Comments: This vacant lot is approximately 0.10 acres of land. Sits next to the Kreps car - audio commercial building. Gravel and dirt. Would be a nice spot for a billboard. (2 of 2) Parcel ID: 54-040-001-01; Legal Description: SP CITY, ASSR PL ACKLEY'S ADD, NLY PT OF LOT 2, POB NELY COR LOT 2- SLY ON ELY LI 83.48'-NLY TO PT ON NLY LI 40.5' WLY OF NELY COR-ELY TO POB APROX 1700 SQ FT. Comments: This vacant lot is approximately 0.03 acres of land. It looks like it would be to small to build. Summer Tax Due: \$69.00	780 W MICHIGAN AVE SPRINGFIELD; 51 LIMIT SPRINGFIELD;	\$1600	
1832	Parcel ID: 54-070-011-00; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2017. SP CITY, ASSR PL EDGEWATER, LOT 18 Comments: This vacant lot is approximately 0.08 acres of land. Summer Tax Due: \$13.82	2 RIVERVIEW COURT SPRINGFIELD;	\$850	
1835	Parcel ID: 54-130-056-50; Legal Description: SP CITY, ORCHARD ACRES, E 257 FT OF LOT 66, E 257.17 FT OF LOT 67, AND ALL OF LOT 68. Comments: Vacant lot that is approximately 1.57 acres of land. A driveway entrance was found on the east side of the lot. A couple electric poles and mailboxes stand in the lot. A nice size mostly open grass lot with some tree brush along the south part of the lot. Vul - Vacant Urban Lot; Summer Tax Due: \$483.29	318 N 20TH ST SPRINGFIELD;	\$3200	
1836	Parcel ID: 54-150-010-00; Legal Description: SP CITY, ORCHARD ACRES 3, LOTS 168 & 169. (SPLIT 2002) Comments: This Gas station sits on approximately 0.68 acres of land. Unfortunately this property has EPA issues. The tanks were removed about a year ago. If you're interested in this property please contact the land bank for more information on the contamination. There is a separate garage building behind the Gas station. The Gas station building is in very poor shape. Collapsing ceiling. Animals have been eating whatever food was left behind. Very dirty. Doors have been boarded. Lots of debris. There were fleas present when visiting. Contamination Indicators; Sanitation Issues And Garbage; Animal Damaged; Roof Issues; Summer Tax Due: \$5,125.26	334 N 20TH ST SPRINGFIELD;	\$36000	
1846	Parcel ID: 5480-00-038-0; Legal Description: ASSRS PLAT OF MILTON PARK LOT 37 Comments: This house sits on approximately 0.15 acres of land. The backyard has overgrown grass and some large trees. The basement entrance is located on the rear side of the house. It had what looked like parts of a wooden fence over the stairs and the door was removed. The water heater is still connected. Floors in the house were very uneven and the tiles were cracking. Debris throughout the entire house. This house needs work. Summer Tax Due: \$372.48	306 ONEITA ST BATTLE CREEK;	\$2700	
1854	Parcel ID: 6080-00-032-0; Legal Description: NORTH WOODLAWN ADD LOT 32 Comments: This house sits on approximately 0.15 acres of land. The house is in overall poor condition. Completely full of garbage and debris. There is a large hole in the roof above the kitchen. The ceiling is collapsing in. Small home. Block foundation looks solid. Wood siding needs repairs and a paint job. Grassy front lawn. Small overgrown back yard. Grass driveway. There are a few trees on the property. Next to a poorly constructed storage area. Residential neighborhood. House will need work before its back in living condition. Roof Issues; Sanitation Issues And Garbage; Summer Tax Due: \$1,010.74	143 SIGEL AVE BATTLE CREEK;	\$6700	
1859	Parcel ID: 6420-00-038-0; Legal Description: PARISH ADD LOT 32 Comments: This house sits on approximately 0.13 acres of land. Most of the window have been boarded shut. Small grassy front and side lawn. Couple trees on property Dangerous Building; Fire Damage; Condemned; Summer Tax Due: \$492.58	132 LAFAYETTE ST BATTLE CREEK;	\$3100	

1866	Parcel ID: 6770-00-005-0; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021. ASSRS PLAT OF PIPERS SUB LOT 5 Comments: This vacant lot is approximately 0.22 acres of land. It is set up as the Creek Side Community Garden. A wood and chain link fence spans the perimeter of the property. A few trees. Mostly grassy with a mix of crops. Gravel driveway on the North portion of property. There was a truck and a car port with a car under it at the property on last visit. Vul - Vacant Urban Lot; Summer Tax Due: TBA	S WABASH AVE BATTLE CREEK;	\$950	
1871	Parcel ID: 6810-12-005-0; Legal Description: POSTS ADD BLK 12 E 16.5 FT OF LOT 4 ALL OF LOT 5 Comments: This house sits on approximately 0.15 acres of land. The house looks like it suffered a minor fire on the main floor and was in the process of being rehabbed. It has been gutted down to the studs on the second floor. The shingled roof looks to be in decent shape except for a small section on the front of the home. Shared cement driveway runs along side of home and leads to a detached one car garage. The garage gutters have issues. Kitchen is pretty much gutted. Stone foundation looks ok but there is major crumbling happening in the basement not positive how hard this would be to repair. Wood siding could use a sand and fresh paint job. Three Bedroom, two bathroom. New electric has been ran through the house. This would be a good project for someone looking for a fixer upper that has had the gutting process and a few other repairs already done. Incomplete Construction; Summer Tax Due: \$1,015.49	210 POST AVE BATTLE CREEK;	\$7200	
1872	Parcel ID: 6810-12-015-0; Legal Description: POSTS ADD BLK 12 LOTS 15 & 16 Comments: This house sits on approximately 0.20 acres of land. The house is in over all fair shape. The shingled roof looks to be in decent shape no major damage seen although the center of the roof looks like there is a slight sag. Gravel driveway runs along side of home and leads to a detached one car garage. Stone foundation looks sound. Vinyl siding could use a power wash. Metal siding in fair shape. Three Bedroom, one bathroom. There is a large amount of garbage and debris inside and outside house. House needs a deep clean and a few repairs but is in other wise decent shape. A little TLC would go a long way with this one. Sanitation Issues And Garbage; Summer Tax Due: \$905.69	110 INN RD BATTLE CREEK;	\$3600	
1876	Parcel ID: 6810-14-014-0; Legal Description: POSTS ADD BLK 14 LOT 14 Comments: This house sits on approximately 0.11 acres of land. The house is in over all fair condition. Mostly cleared out with some debris and a lot of mattress. The shingled roof looks to be in fair shape no major damage seen. Shared paved driveway runs along side of home and leads to a small storage shed. Block foundation looks sound. Vinyl siding could use a power wash but is in overall good shape. Three bedroom two bathrooms. Furnace and water heater present. Some cats on property. Small grassy front and back awn. Nice little neighborhood. Would be a good fixer upper for someone looking for a project. Summer Tax Due: \$606.18	162 NELSON ST BATTLE CREEK;	\$6100	
1877	Parcel ID: 6810-18-034-0; Legal Description: POSTS ADD BLK 18 LOT 34 Comments: This house sits on approximately 0.10 acres of land. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house is in over all fair condition. The shingled roof looks to be in decent shape no major damage seen. Paved driveway runs along side of home and leads to a large parking area at the back of the property. Stone foundation looks sound. Vinyl siding could use a power wash and could use some repairs. There is a large amount of debris all over the property. Occupied; Summer Tax Due: \$620.48	95 HIGHWAY ST BATTLE CREEK;	\$4300	
1881	Parcel ID: 6810-19-022-0; Legal Description: POSTS ADD BLK 19 LOT 22 Comments: This house sits on approximately 0.05 acres of land. The house is in over all fair condition. The shingled roof looks to be in decent shape no major damage seen. Paved driveway runs along side of home and leads to a detached one garage. Block foundation looks sound. Metal siding could use a power wash. Three Bedroom, two bathroom. Breaker box looks to be in disrepair. Furnace and water heater still present. Would be a goof fixer upper for someone looking for a project. Vandalism; Summer Tax Due: \$918.99	120 HIGHWAY ST BATTLE CREEK;	\$4300	

1884	Parcel ID: 6820-02-005-0; Legal Description: POSTS 2ND ADD BLK 2 LOTS 5 & 6 Comments: This house sits on approximately 0.28 acres of land. The building is in over all fair condition. The roof is in poor shape. Lots of peeling shingles and the chimney has fallen over. It looks to be set up for multiple rooms/apartments that share a main kitchen. Paved driveway along Jericho Rd side that leads to a detached two car garage. Stone foundation looks sound. Wood siding could use a sand and fresh paint job. This house is pretty dirty with debris throughout. Upstairs is Three bedroom one bathroom. Main floor was one bedroom one bathroom. Basement has full height and multiple rooms. Large old furnace. This house will need repairs but it has potential. Solid project for a renovator. Multiple Family Use; Roof Issues; Summer Tax Due: \$1,195.83	130 CLIFF ST BATTLE CREEK;	\$7200	
1888	Parcel ID: 7070-00-034-0; Legal Description: PRESIDENTIAL ACRES LOT 34 Comments: This vacant lot is approximately 0.24 acres of land. Open grassy lot with one large tree on the South East portion of the property. Next to a nice looking home. This would be a good purchase for an adjoining property owner looking to increase their land size. Summer Tax Due: \$40.48	SENATE ST BATTLE CREEK;	\$800	
1889	Parcel ID: 7260-00-013-0; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2021. AMENDED PLAT OF RICES ADD W 29.67 FT OF LOT 7 & E 10.33 FT OF LOT 8 Comments: This lot is approximately 0.12 acres of land. Grassy lot with a couple trees in the back West portion of the property . Driveway entrance at road. The lot is between two houses. A boat was on the lot at time of the inspection and is not part of this sale, Vul - Vacant Urban Lot; Personal Property; Summer Tax Due: \$19.61	ELDRED ST BATTLE CREEK;	\$750	
1895	Parcel ID: 7750-00-010-0; Legal Description: ASSRS PLAT OF SCHRAMS ADD LOT 10 Comments: This vacant lot is approximately 0.11 acres of land. It is open and grassy. There is a cement driveway entrance on the Parkway drive side. There were some kids toys and a small inflatable pool on the property the last visit. Vul - Vacant Urban Lot; Summer Tax Due: \$20.82	ONEITA ST BATTLE CREEK;	\$750	
1900	Parcel ID: 8040-00-042-0; Legal Description: ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 42 Comments: This lot is approximately 0.08 acres of land. Grassy lot with a couple trees. Driveway entrance at road. There was a house on this property but is has since been removed. Down the road from Liberty Liquor. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$573.91	249 E FOUNTAIN ST BATTLE CREEK;	\$3800	
1901	Parcel ID: 8040-00-048-0; Legal Description: ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 48 - ALSO 10 FT STRIP OF LOT 51 LYING BET LOTS 49 & 50 ON W & LOT 48 ON E Comments: This house sits on approximately 0.08 acres of land. The house looks to be in overall fair/poor condition. The shingled roof looks to be in decent shape. It looks like parts of it have been repaired. There is a small section at the bottom that appears to be wearing down. Stone foundation looks ok on the outside but there is crumbling in the basement. Dual 100 amp breaker boxes. One looks to be in disrepair. Very over grown vegetation around the house. Second floor apartment access from stair well on side of home. Boarded windows and doors. Shared gravel/dirt driveway. Vinyl siding could use a power wash. One bedroom one bathroom on the main floor. Did not access the second floor apartment. The house needs repairs before its back in good living condition. Needs a deep cleaning and some TLC. Unable to find gas/electric meters due to vegetation. Multiple Family Use; Summer Tax Due: \$762.18	256 E FOUNTAIN ST BATTLE CREEK;	\$5000	
1902	Parcel ID: 8040-00-050-0; Legal Description: ASSRS PLAT OF SOUTH EAST BATTLE CREEK LOT 50 Comments: This house sits on approximately 0.10 acres of land. This house was boarded up tight. Nearly all of the windows and doors were boarded. Some of the second story windows were wide open. The house looks to be in over all fair/poor condition. The shingled roof looks to be in decent shape no major damage seen. Block/stone foundation looks ok no major damage seen but the thick vegetation around the house makes it hard to see everything. Brick siding has some major damage on the front of the home. Possibly more but not seen through vegetation. The inside of the home looks very dirty with a lot of debris. This house will no doubt need some repairs before its back to living condition. Could be a nice project for the right handy man. Boarded; Structural Issues; Summer Tax Due: \$1,163.29	57 SOUTH AVE BATTLE CREEK;	\$6700	

1914	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 8810-00-082-0; Legal Description: WALTERS ADD LOT 74 Comments: This vacant corner lot is approximately 0.18 acres of land. Mostly overgrown grass and some tall trees near the back half of the lot. It is on the corner of Seedorf street and Hazel street. There were some cement blocks piled up in the wooded portion of the lot. Terrain Challenged; Vul - Vacant Urban Lot; Irs Lien - 2020-07-20;</p> <p>(2 of 2) Parcel ID: 8810-00-083-0; Legal Description: WALTERS ADD LOT 75 Comments: This vacant lot is approximately 0.18 acres of land. Mostly overgrown grass and some tall trees near the back half of the lot. There is a partial fence running on the West portion of the lot. Vul - Vacant Urban Lot; Irs Lien - 2020-07-20; Summer Tax Due: \$45.62</p>	SEEDORF ST BATTLE CREEK; SEEDORF ST BATTLE CREEK;	\$1500	
1916	<p>Parcel ID: 8810-00-086-0; Legal Description: WALTERS ADD LOTS 78 Comments: This vacant lot is approximately 0.21 acres of land. Open grassy lot with a handful of large trees. The land slopes up about 8-9 feet as you enter the property from the road side. Could be a nice spot to build Vul - Vacant Urban Lot; Irs Lien - 2020-07-20; Summer Tax Due: \$27.35</p>	HANOVER ST BATTLE CREEK;	\$750	
1917	<p>Parcel ID: 8810-00-087-0; Legal Description: WALTERS ADD LOT 79 ((ASSESSED WITH PARCEL #8810-00-086-0 IN 1983 THRU 2003)) Comments: This vacant lot is approximately 0.19 acres of land. There were multiple vehicles and a few tents on this property. Please use caution and be respectful if you plan on visiting this property in person. Mostly grass and dirt lot with a few large trees sprinkled throughout. The land slopes upward as you enter the property from the road. Would be a good lot for the adjoining property owners to purchase if they're looking to increase their property size. Vul - Vacant Urban Lot; Occupied; Irs Lien - 2020-07-20; Summer Tax Due: \$25.04</p>	HANOVER ST BATTLE CREEK;	\$750	
1918	<p>Parcel ID: 8810-00-112-0; Legal Description: WALTERS ADD LOT 100 Comments: This vacant lot is approximately 0.06 acres of land. . A cement sidewalk was located on the street side. The front of the lot has an incline slope of land. Vul - Vacant Urban Lot; Terrain Challenged; Irs Lien - 2020-07-20; Summer Tax Due: \$7.58</p>	HAZEL ST BATTLE CREEK;	\$700	
1921	<p>Parcel ID: 8870-00-061-0; Legal Description: WASHINGTON HEIGHTS LOT 60 Comments: This house sits on approximately 0.20 acres of land. The house is in overall poor shape. It looks like it was in the process of being renovated but in the very early stages. A large amount of work is still needed to get this back into living condition. Most of the windows have been broken and are now boarded. The shingled roof is starting to peel. Vinyl siding looks good. A large hole has been dug on the back of the house possibly to fix the foundation. Three bedroom and two bathrooms. There is some mold in the kitchen on the ceiling that has started to fall in. Paved driveway runs along the side of the house and leads to a detached two car garage. The garage door has been removed. Small grassy front and back yard. This house needs work be prepared. The furnace, water softener and breaker box were all removed. Foundation Issues; Mold; Boarded; Summer Tax Due: \$268.72</p>	276 N KENDALL ST BATTLE CREEK;	\$5500	
1929	<p>Parcel ID: 8870-00-200-0; Legal Description: WASHINGTON HEIGHTS LOTS 192 & 193 Comments: This house sits on approximately 0.39 acres of land. The edges of the roof appears to have some damage, but doesn't appear to have any slumping. The metal siding looks good. A part of the gutters looks like they need repairs. Nice brick and stone work on the front of the home. Cement driveway runs along the side of the home and leads to an attached one car garage. Wood floors in good shape. Two bedroom one bathroom. AC unit has been removed. Water heater and furnace still present. Small shed with a hole in the roof behind home. Trampoline in yard. The garage is full of debris. The house in in pretty decent shape. A few repairs are needed but overall its in good condition. This one wouldn't be hard to fix up quick. Dont miss out on this one! Summer Tax Due: \$662.15</p>	390 N KENDALL ST BATTLE CREEK;	\$4600	

1934	Parcel ID: 8910-00-028-0; Legal Description: ASSRS PLAT OF WASHINGTON PLACE SUB DIV LOT 28 Comments: This house sits on approximately 0.15 acres of land. Unfortunately the home had a condemned notice posted stated it was an unsafe structure. Block foundation looks solid. Grassy back yard with a dirt driveway. Shingled roof looks to be in fair shape although there is visible water damage occurring on the back of the home. This moisture has cause some slight mold to start forming. The wall and ceiling are starting to fall apart. Two bedroom one bathroom. Water heater, breaker box, and furnace have all been removed. Visible wires in the basement have been harvested. Roofed wooden front porch. This house needs work but the bones are solid. After repairing the wall and roof on the back of home this would be a decent home. Fixer upper right here. Harvesting; Mold; Condemned; Summer Tax Due: \$830.84	251 N WOOD ST BATTLE CREEK;	\$11750	
1937	Parcel ID: 9090-00-013-0; Legal Description: WELCHS 4TH ADD W 53 FT OF LOT 10 Comments: This house sits on a corner lot that's approximately 0.10 acres of land. This house may be occupied. Previous home owners were disgruntled. Please use caution and be respectful if you plan on visiting this property in person. The driveway entrance has some debris blocking it. The house appears to be in fair condition. Block foundation looks solid. Shingled roof looks ok no major damage seen. Walk out basement on back of home. Enclosed front porch mudroom. Meters were all removed. Tax Protestor Or Militia Evidence; Summer Tax Due: \$504.11	679 W VANBUREN ST BATTLE CREEK;	\$3600	
1945	Parcel ID: 9280-00-088-0; Legal Description: WEST END ADD E 33 FT OF LOT 65, W 33 FT OF LOT 66 Comments: This house sits on approximately 0.19 acres of land. Some of the windows and doors have been boarded shut. There is a lot of debris on the property. Detached one car garage behind home. Small grassy front lawn. Boarded; Summer Tax Due: \$871.26	297 PARISH ST BATTLE CREEK;	\$5500	
1946	Parcel ID: 9280-00-091-0; Legal Description: WEST END ADD E 1/2 OF LOT 66, ALL OF LOT 67 Comments: This house sits on approximately 0.29 acres of land. The house is in overall poor condition. The roof is in poor shape and has allowed major damage to occur over the years. Multiple spots collapsing. Everything is wet. Small front lawn. Dirt driveway runs along side of home and leads to a detached one car garage. Its not in good shape either. Roof issues. Neighbor has many large dogs chained up next to driveway. Use caution if visiting this property. This house will need a lot of work. Mold; Roof Issues; Summer Tax Due: \$1,025.03	285 PARISH ST BATTLE CREEK;	\$6600	
1950	Parcel ID: 9400-00-034-0; Legal Description: W E TAYLORS ADD N 67 FT OF LOTS 34 & 35, EXC BEG NE COR OF LOT 34 - W 23.4 FT - SELY TO PT ON E LI OF LOT 34 DIST 43 FT SLY OF NE COR OF LOT 34 - N 43 FT TO POB Comments: This house sits on approximately 0.17 acres of land. The house has two bedrooms and one bathroom. Gravel and cement driveway leads to a detached two car garage. Grassy front lawn that has a chain link fence around the perimeter. Siding is in fair shape could use some repairs in a few areas. Shingled roof looks ok but there is some sagging near the wood furnace chimney. Wood burning stove. Basement access is on the outside of the home. This is a small home but it has potential. Roof Issues; Summer Tax Due: \$969.23	290 SIGEL AVE BATTLE CREEK;	\$5600	
1955	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 9740-00-016-0; Legal Description: WILLIS 2ND ADD N 1/2 OF LOT 12 Comments: This vacant lot is approximately 0.08 acres of land. Grassy open lot with some vegetation at the back of the lot. Vul - Vacant Urban Lot; Sideyard Parcel; (2 of 2) Parcel ID: 9740-00-017-0; Legal Description: WILLIS 2ND ADD LOT 13 Comments: This house sits on approximately 0.16 acres of land. House was boarded on last visit. A few windows are broken. House smells like there was a fire but it may be from the fireplace. Lots of debris throughout the home. Five bedroom two bathroom. Ceiling is fallen down in most of the rooms. The house needs a lot of work. Former renter said they got lead poisoning from the home. Overgrown vegetation surrounds home. Foundation looks sound. The roof looks ok but there is some sagging and some spots that look like they'll need repairing. The floors on the main floor have plywood lying on them. Large open basement. Furnace and water heater still present. Fleas were present in the house on last visit. This house needs work. Fixer upper. Sanitation Issues And Garbage; Summer Tax Due: \$1,292.46	HUBBARD ST BATTLE CREEK; 47 HUBBARD ST BATTLE CREEK;	\$5100	

1962	<p>Parcel ID: 05-104-042-07; Legal Description: BURLINGTON TOWNSHIP T4SR7W SECTION 4 COMM AT E 1/4 POST, N 87*54'37" W 100 FT ALONG C/L M DRIVE S, N 83*46'08" W ALONG C/L 319.84 FT TO POB, S 00*10'45" W 195.82 FT, N 89*49'15" W 209 FT, N 00*01'45" E 226.55 FT TO C/L M DRIVE S, S 79*29'20" E 114.11 FT ALONG C/L, S 83*46'08" E ALONG C/L 27.28 FT TO POB 1 AC +/- Comments: The pole barn sits on approximately 0.88 acres of land. Grassy overgrown lot. Out in the country surrounded by farm land. The roof of the pole barn looks in great shape. There's a two car garage with one of the two doors damaged. Dirt floors in the barn. Full of personal items and debris. Personal Property;</p> <p>Summer Tax Due: \$97.41</p>	8888 M DRIVE SOUTH BURLINGTON;	\$7500	
1966	<p>Parcel ID: 8210-00-099-0; Legal Description: ASSRS PLAT OF STILES FARM LOT 99 Comments: This house sits on approximately 0.11 acres of land. Most of the windows and doors have been boarded shut. Boarded; Dangerous Building; Fire Damage;</p> <p>Summer Tax Due: \$297.65</p>	76 MARGARET ST BATTLE CREEK;	\$2700	

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.