

# Public Land Auction

Kalamazoo / Barry

September 22nd, 2020

Barry, and Kalamazoo Counties



**Location:**

Online  
[www.tax-sale.info](http://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**

<b>Northern Bay Area</b> 9/1/2020	<b>Tuscola</b> 9/2/2020	<b>Saint Clair</b> 9/3/2020
<b>Central Lower Peninsula</b> 9/8/2020	<b>Clare / Gladwin</b> 9/9/2020	<b>Lapeer</b> 9/10/2020
<b>Kent</b> 9/11/2020	<b>Montcalm / Ionia</b> 9/14/2020	<b>Van Buren / Cass</b> 9/15/2020
<b>Monroe</b> 9/16/2020	<b>Allegan / Ottawa</b> 9/17/2020	<b>Jackson</b> 9/18/2020
<b>Calhoun</b> 9/21/2020	<b>Kalamazoo / Barry</b> 9/22/2020	<b>Saint Joseph / Branch</b> 9/23/2020
<b>Lake</b> 9/24/2020	<b>Muskegon</b> 9/25/2020	<b>Wexford/Missaukee/Kalkaska</b> 9/28/2020
<b>Mecosta / Osceola</b> 9/29/2020	<b>NE Lower Peninsula</b> 9/30/2020	<b>North Central Lower Peninsula</b> 10/1/2020
<b>North Western Lower Peninsula</b> 10/2/2020	<b>Bay</b> 10/3/2020	<b>Upper Peninsula</b> 10/5/2020
<b>West Central Lakeshore</b> 10/6/2020	<b>No Reserve Auction</b> 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

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

These Rules and Regulations are subject to change 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.**

## Barry

Lot #	Lot Information	Address	Min. Bid	Sold For
1006	<b>Parcel ID:</b> 03-007-066-00; <b>Legal Description:</b> COM AT SE COR LOT 1, GWIN'S GROVE, TH S 23 DEG 35' E 115 FT, TH S 61 DEG W 261.58 FT, TH S 25 DEG 41' E 144 FT FOR BEG, TH S25 DEG 41' E 68.8 FT, TH NELY 68.4 FT, TH N 23 DEG 35' W 52.8 FT, TH S 29 DEG W 6 7.4 FT TO POB. MEANING TO DESCRIBE LOT 16, UNRECORDED PLA T P. A. COLES. PAR. <b>Comments:</b> Uncompleted rebuild on corner lot. <b>Summer Tax Due:</b> \$189.23	6597 LAKEWOOD DR DELTON;	\$3000	
1014	<b>Parcel ID:</b> 05-014-115-00; <b>Legal Description:</b> NE 1/4 NE 1/4 SEC 14-T3N-R7W LYING NORTH OF AN OPEN DITCH DRAIN. 1 ACRE <b>Comments:</b> I was unable to take pictures of this property as it is landlocked and I am unable to get to it. <b>Summer Tax Due:</b> \$1.18	VACANT LAND NASHVILLE;	\$900	
1015	<b>Parcel ID:</b> 05-016-347-00; <b>Legal Description:</b> S 1/2 SE 1/4 SW 1/4 SEC 16 T3N R7W LYING N'LY OF COLLIER-MUD CREEK. 3.639 ACRES <b>Comments:</b> Vacant land next to Collier Mud Creek <b>Summer Tax Due:</b> \$130.36	VACANT LAND NASHVILLE;	\$2300	
1017	<b>Parcel ID:</b> 05-019-080-01; <b>Legal Description:</b> PAR IN SW 1/4 SEC 19-3-7 COM PT INTER- SECT E-W 1/4 LI SD SEC 19 WITH NWLY PROLONG OF SWLY LI LOT 38 BLK H PLEA SH PLAT TH S 21DEG 20MIN 50SEC E 71.69 FT AL SD LI TO POB TH S 89DEG 6MIN E 108.04 FT TH S 21 DEG 20MIN 50SEC E 273.49 FT TO NLY LI SD PLAT TH S 68DEG 39MIN 10SEC W AL SD PLAT LI & CANAL 100 FT TH N 21DEG 20MIN 50SEC W 314.39 FT TO POB. .67 ACRES <b>Comments:</b> This property has a double wide house on it that appears vacant, but was told by neighbor that it was not vacant. Large lot with possible channel access to Thornapple Lake. Great fishing lake!! The vacant lot adjacent to this property is being sold in our auction as Lot#1018 and would make a nice yard. Buy them both! Occupied; Mobile Home; <b>Summer Tax Due:</b> \$305.14	1300 ROYCE RD HASTINGS;	\$3600	
1018	<b>Parcel ID:</b> 05-019-090-00; <b>Legal Description:</b> COM PT E & W 1/4 LI SEC 19-3-7 WH EXT SWLY LI LOT 38 BLK H PLEASANT SHORE INTER E & W 1/4 LI TH SELY AL LI 66 FT POB TH SELY ALG EXT SWLY LI LOT 38 BLK H 325 FT TH S 68DEG 40MIN W 112 1/2 FT TH NWLY AL PAR LI TO PT 89DEG 6 MIN W 112 1/2 FT WLY OF POB TH S 89 DEG 6 MIN E 112 1/2 FT POB. <b>Comments:</b> Large vacant lot right next to Lot#1017 in our auction. If you buy that house you probably want to buy this vacant lot as well. <b>Summer Tax Due:</b> \$67.62	1300 ROYCE RD HASTINGS;	\$1100	
1019	<b>Parcel ID:</b> 05-020-388-00; <b>Legal Description:</b> E 1/2 E 1/2 SW 1/4 SEC 20 T3N R7W LYING S OF RIVER. EX W 602.25FT & EX E 43.9FT THEREOF. 1.46 ACRES <b>Comments:</b> Vacant small strip that has river front access. <b>Summer Tax Due:</b> \$89.39	VACANT LAND NASHVILLE;	\$1700	
1022	<b>Parcel ID:</b> 05-130-819-00; <b>Legal Description:</b> LOT 19 BLK H PLEASANT SH CASTLETON TWP <b>Comments:</b> Vacant lot with channel access to Thornapple Lake. <b>Summer Tax Due:</b> \$17.22	1284 CHARLTON DR HASTINGS;	\$600	
1026	<b>Parcel ID:</b> 07-004-414-00; <b>Legal Description:</b> COM SE CORNER POST SEC 4 T2N R9W, TH N0*17'39"E 1491.66FT TO POB; TH S54*58'36"W 90.89FT TO TRAVERSE LINE ON DITCH, TH N32*32'49"W 187.82FT, TH N06*38'56"E 58.48FT , TO 1/8TH LINE, TH E TO SEC LINE, TH S0*17'39"W TO POB. 0.607 ACRES (10T) <b>Comments:</b> Vacant wooded land <b>Summer Tax Due:</b> \$8.66	ANDERS RD HASTINGS;	\$600	
1028	<b>Parcel ID:</b> 07-024-004-84; <b>Legal Description:</b> HOPE TOWNSHIP COM NE COR SEC 24 T2N R9W TH N89DEG 48'56"W 1319.34 FT TH S0DEG 06'51"E 51.95 FT TO C/L PRITCHARDVILLE RD TH S17DEG 51'38"W 71.41 FT TH S0DEG 42'53"W 106.21 FT TH S37DEG 48'37"W 165.26 FT TH S74DEG 54'23"W 22.33 FT FOR POB TH S74DEG 54'23"W 220 FT TH N15DEG 05'03"W 198.13 FT TH N74DEG 54'23"E 220 FT TH S15DEG 05'37"E 198.13 FT TO POB <b>Comments:</b> Nice vacant wooded parcel with what appears to be a newer well on it. <b>Summer Tax Due:</b> \$128.21	1386 PRITCHARDVILLE RD HASTINGS;	\$1600	

1029	<b>Parcel ID:</b> 07-024-004-86; <b>Legal Description:</b> HOPE TOWNSHIP COMNE COR SEC 24 T2N R9W TH N89DEG 48'56"W 1319.34 FT TH S0DEG 06'51"E 51.95 FT TO C/L PRICHARDVILLE RD TH S17DEG 51'38"W 71.41 FT TH S0DEG 42'53"W 106.21 FT TH S37DEG 48'37"W 165.26FT TH S74DEG54'23"W 242.33 FT TO POB TH S74DEG 54'23"W 220 FT TH N15DEG 05'03"W 198.13 FT TH N74DEG 54'23"E 220 FT TH S15DEG 05'37"E 198.13 FT TO POB <b>Comments:</b> Vacant land with mobile home on property Mobile Home; <b>Summer Tax Due:</b> \$137.53	1386 PRITCHARDVILLE RD HASTINGS;	\$1700	
1035	<b>Parcel ID:</b> 07-245-010-00; <b>Legal Description:</b> LOT 10 BAKER HAAS ASSESSORS PLAT <b>Comments:</b> Great location unfortunatley both house and garage are in disrepair. <b>Summer Tax Due:</b> \$187.65	6050 GUERNSEY LAKE RD DELTON;	\$2400	
1046	<b>Parcel ID:</b> 11-004-249-00; <b>Legal Description:</b> ORANGEVILLE TWP COM NW COR LOT 13 WIGWAMS PLAT SEC 4 T2N R10W, TH N0*30'W 200FT FOR POB; TH N88*E 75FT, TH N0*30'W 52.25FT, TH S88*W 75FT, TH S0*30'E 52.25FT TO POB (04) <b>Comments:</b> This property is not buildable and looks like access to a power or sewer plant for Gun Lake Residents. <b>Summer Tax Due:</b> \$20.35	TRAILS END RD MIDDLEVILLE;	\$700	
1062	<b>Parcel ID:</b> 15-026-300-12; <b>Legal Description:</b> THAT PART OF THE EAST 10 RODS OF THE SOUTHEAST 16 RODS OF THE SE 1/4 SEC 26-T4N-R7W, WHICH LIES WESTERLY OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SEC 26, WHICH IS 200 FEET WESTERLY OF THE SE CORNER OF SAID SEC, TH N32D32M25S E 244.47 FT, TH N 1D00S W 150 FT TO A POINT OF ENDING TH N 16 RDS; W 10 RDS; S 16 RDS; E 10 RDS TO BEG. <b>Comments:</b> This property has a two track to it that also goes through to the neighbors barn <b>Summer Tax Due:</b> \$6.18	CLARK RD WOODLAND;	\$550	
1065	<b>Parcel ID:</b> 16-060-021-00; <b>Legal Description:</b> LOTS 62, 63 & 64 AMENDED PLAT OF CUTLERS OAK PARK (02T) <b>Comments:</b> This property is occupied and appears to be a mobile home with attached add on. The garage has been converted into second living quarters as a rental. Minor fixes to be done to complete both places. Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$737.41	210 EVANS LANE WAYLAND;	\$7600	
1071	<b>Parcel ID:</b> 52-002-400-00; <b>Legal Description:</b> BEG 1014.79 FT W & 193.2 FT S OF N 1/4 PST SEC 36-3-7 TH E 109.14 FT TH S 127.47 FT; TH W 104.89 FT; TH N 82DEG 4' 11" W 77.45 FT TO SELY SD KELLOGG ST TH N 34DEG 52' 31" E ALONG ST 141.14 FT TO BEG. <b>Comments:</b> This property had a structure on it, but was destroyed by fire. The garage still stands but needs a lot of work as it has been charred by the fire. Fire Damage; <b>Summer Tax Due:</b> \$690.72	402 KELLOGG ST NASHVILLE;	\$29500	
1073	<b>Parcel ID:</b> 52-140-048-00; <b>Legal Description:</b> LOT 48 HARDENDORF ADDITION TO THE VILLAGE OF NASHVILLE. 0.155 ACRES <b>Comments:</b> Vacant lot with mobile home and garage in the Village of Nashville Mobile Home; <b>Summer Tax Due:</b> \$751.38	830 GREGG ST NASHVILLE;	\$7500	

# Kalamazoo

Lot #	Lot Information	Address	Min. Bid	Sold For
4507	<b>Parcel ID:</b> 02-26-376-100; <b>Legal Description:</b> SUPERVISORS PLAT OF WHITEMAN PLAT LOT 146 <b>Comments:</b> This vacant lot is approximately 0.46 acres in Kalamazoo. Mostly open lot with large trees bordering the property. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$10.69	MCKINLEY ST KALAMAZOO;	\$650	
4510	<b>Parcel ID:</b> 02-35-326-390; <b>Legal Description:</b> KEYES PARK LOT 168 <b>Comments:</b> This vacant lot is approximately 0.31 acres in Kalamazoo. Good size open lot for building a home on. Mostly grassy with a large tree. Between two homes. Backs up to some woods. <b>Summer Tax Due:</b> \$30.15	5322 COLLINGWOOD AVE KALAMAZOO;	\$2800	
4516	<b>Parcel ID:</b> 03-02-151-050; <b>Legal Description:</b> SEC 2-1-10 COMM AT W 1/4 POST TH S ALG W SEC LI 330 FT TH S 89DEG42MIN18SEC E PAR WI E & W 1/4 LI 1023 FT TH N PAR WI W SEC LI 470 FT TO POB TH CONT N 190 FT TH N 89DEG42MIN18SEC W 155 FT TH S 39DEG05MIN21SEC E 245.82 FT TO BEG**07/08 SPLIT FROM 041 INTO 042 & 050** <b>Comments:</b> This vacant lot is triangular in shape and is approximately 0.34 acres of land. The property appears to be land locked. It sits behind a house and back up to farmland. This would be a good purchase for one of the adjoining property owners if they're looking to increase their property size. Roads - None Known (Possibly Landlocked); <b>Summer Tax Due:</b> \$4.37	M-43 HWY RICHLAND;	\$500	
4522	<b>Parcel ID:</b> 04-32-240-040; <b>Legal Description:</b> SEC 32-1-9 THAT PART E1/2 NE1/4 LYING E OF CTR SHERMAN LAKE-GULL LAKE RD EXC N 560 FT & EXC S 120.06 R * <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house sits on approximately 1.30 acres of land. A large open backyard with some shade. Large Trees along the perimeter of the property. Long dirt driveway turns into concrete near the home. Wooden garage doors on the side of the home. Possible built in garage. Large 4 car double garage door on back of the home. Wood deck on the front and back of the home. Trailer and boat in back yard. Multiple A/C's on home including a very large commercial looking AC. Shingled roof looks to be in fair shape no damage seen. Vinyl siding is in good shape. Mix of poured concrete and block foundation looks sound,. This house looks to be in overall good condition. Occupied; Personal Property; <b>Summer Tax Due:</b> \$626.30	5900 N 39TH ST AUGUSTA;	\$12750	
4526	<b>Parcel ID:</b> 04-34-410-060; <b>Legal Description:</b> VILLAGE OF AUGUSTA LOT 69 * BLK 7 RANGE 2 = V2 19 <b>Comments:</b> This is a partially wooded vacant that is approximately 0.21 acres of land. Just North of Augusta Creek. <b>Summer Tax Due:</b> \$8.27	E JEFFERSON ST AUGUSTA;	\$500	
4531	<b>Parcel ID:</b> 05-16-330-021; <b>Legal Description:</b> SEC 16-2-12 N 600FT OF W 10.52CHS NE1/4 SW1/4 EXC N 20R OF W 16R ALSO EXC M-43 AS DESC IN L862 P580 & L865 P1263* <b>Comments:</b> This vacant lot is approximately 6.84 acres in Kalamazoo. Wooded with thick vegetation. Would be a nice spot to build a commercial building. The adjacent property is a Marathon gas station. <b>Summer Tax Due:</b> \$975.43	W MAIN ST KALAMAZOO;	\$21250	
4539	<b>Parcel ID:</b> 06-02-110-320; <b>Legal Description:</b> PARCHMENT ADDITION LOT 18 & N 1/2 LOT 19 BLK 3* <b>Comments:</b> This property appeared to be occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This house sits on approximately 0.20 acres of land. Front and back yard with a couple trees. Multiple vehicles on the property. Electric was still active. Concrete driveway runs along the side of the home and leads to an overgrown backyard. There is a lot of debris on the property. Shingle roof looks to be a fair condition. The house looks to be in overall fair shape as well. In a nice neighborhood. Neat the Parchment Post Office. Occupied; <b>Summer Tax Due:</b> \$169.11	610 KEYES DRIVE PARCHMENT;	\$9000	

4542	<b>Parcel ID:</b> 06-03-380-110; <b>Legal Description:</b> SEC 3-2-11 BEG AT SW COR E1/2 SW 1/4 SEC 3 TH E ALG S LI SD SEC 59.4 FT TH N 165 FT TH W 59.4 FT TO W LI E1/2 SW 1/4 TH S 165 FT TO BEG. EX S 2 R FOR HWY .225A <b>Comments:</b> This one story home is approximately 0.18 acres of land. Unfortunately this house had a condemned notice posted on the door. City utilities,. Vinyl siding is in fair shape. The shingled roof is sagging and there are tree limbs that have fallen onto it causing damage. There is an attached garage. Block foundation is crumbling quite badly. This house will need major repairs before its back to living conditions. Could be a good opportunity for a renovation company. Condemned; Roof Issues; Foundation Issues; <b>Summer Tax Due:</b> \$232.06	202 W MOSEL AVE KALAMAZOO;	\$3500	
4548	<b>Parcel ID:</b> 06-08-105-140; <b>Legal Description:</b> MEADOWGREEN VILLAGE LOT 14 <b>Comments:</b> Update: This house has been cleaned up by the County and will be available for viewing in a public open house on Wednesday, September 16th from 3-5pm. This one story home sits on approximately 0.25 acres of land. The house is in overall fair/good condition. Other then a few small repairs this house is move in ready. There is a lot of the previous owners personal property in the home. Full finished basement. Nice windowed sunroom on the back of the home has a wood stove. Back yard has a deck with a hot tub. Concrete driveway runs along the side of the home and leads to a two car garage. Grassy front and back yard with a few young and old trees. Shingled roof in fair condition no major problems seen. Three bedroom one bathroom. Dual 100 amp breakers. This is a nice property. Furnace states it was installed last year. Storage shed in backyard as well as a paved basketball "court" area. Dont miss this opportunity. <b>Summer Tax Due:</b> \$472.11	3101 BARNEY RD KALAMAZOO;	\$8800	
4553	<b>Parcel ID:</b> 06-09-448-002; <b>Legal Description:</b> COM ON N LI OF PROUTY 297 FT W OF W LI OF WESTNEDGE TH N 132 FT PAR WITH W LI OF WESTNEDGE TH W 49.5 FT S 132 FT TO N LI OF PROUTY E 3 R TO BEG <b>Comments:</b> This house appeared to be occupied on last visit. No one was home but it felt like it was still in use. Electric was still active. Please use caution and be respectful if you plan on visiting this property in person. The house sits on approximately 0.152 acres of land. Grassy front and back yard with a few large trees. Block foundation looks pretty good except for some areas near the rear and front entrance steps. Vinyl siding in good shape, could use a power wash. Screened in front porch. This house looks to be in overall fair/good shape. This could be a good opportunity for a small family or someone looking for a fixer upper. Occupied; <b>Summer Tax Due:</b> \$418.04	530 W PROUTY ST KALAMAZOO;	\$4400	
4559	<b>Parcel ID:</b> 06-09-489-008; <b>Legal Description:</b> BEG AT PT ON W LI WESTNEDGE AVE 57-3/4 FT S OF S LI BOSKER AVE, TH W PAR WITH SD S LI 115.5 FT, S 57-3/4 FT TH E 115.5 FT TO SD W LI, N ALG SD W LI 57-3/4 FT TO BEGIN. <b>Comments:</b> This vacant lot is approximately 0.153 acres of land in the City of Kalamazoo. There is a car parked on the property. Grassy lot with a two track cement driveway running through it. Large bushes and young trees at the back of the property. Personal Property; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$114.38	1401 N WESTNEDGE AVE KALAMAZOO;	\$4200	
4561	<b>Parcel ID:</b> 06-10-165-080; <b>Legal Description:</b> SEC 10-2-11 E 45 FT OF W 972 FT OF S 132 FT OF W1/2 NW1/4 * 0.14A <b>Comments:</b> This single story house is on approximately 0.14 acres in Kalamazoo. Unfortunately this house had a condemned noticed posted and appears to have suffered from a large fire. There is garbage piled on the driveway that leads to a trailer corral. There is a large amount of debris on the property. Possibly contents from the home after the fire or from other people dumping. Large pile of tires under car corral. Some of the walls show signs of fire damage. All the windows and doorways have been boarded. The roof looks ok considering there was a fire. Paved driveway Fire Damage; Boarded; Condemned; <b>Summer Tax Due:</b> \$211.09	244 W DUNKLEY ST KALAMAZOO;	\$10250	
4577	<b>Parcel ID:</b> 06-10-340-100; <b>Legal Description:</b> UPJOHN LAND COMPANY'S ADDITION, Liber 8 of Plats Page 7; The South 1/2 of Lot 22 in Block 6. <b>Comments:</b> This vacant lot is approximately 0.048 acres in Kalamazoo. Grassy lot in between two homes. One older tree. City utilities. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$65.76	1628 N ROSE ST KALAMAZOO;	\$1000	

4586	<b>Parcel ID:</b> 06-10-353-006; <b>Legal Description:</b> DUDGEON & COBBS SUBDIVISION OR ADDITION ON SECTION 10 & 9, Liber 6 of Plats Page 11; Part of Lots O & P, Commencing at the southeast corner of Lot P; thence North 56.92ft along the west line of Church Street for the point of beginning; thence North 44ft along the west line of Church Street; thence Westerly 99ft to a point 98.69ft North of the south line of Lot P as measured parallel with the west line of Church Street; thence South 44ft parallel with the west line of Church Street; thence Easterly 99ft to the point of beginning. <b>Comments:</b> Please Note: The city of Kalamazoo plans to demolish this house, so please consider this to be a VACANT lot. This two story house sits on approximately 0.1 acres in Kalamazoo. Unfortunately there was a condemned notice posted citing fire damage and unlivable conditions. The foundation looks to be damaged near the front. Most the windows are boarded and the paved driveway has a vehicle in it. This house is on the list for demo. If interested in this property please contact the County and talk to them about the demolition. Fire Damage; Boarded; Condemned; <b>Summer Tax Due:</b> \$440.02	1507 N CHURCH ST KALAMAZOO;	\$6300	
4607	<b>Parcel ID:</b> 06-11-499-250; <b>Legal Description:</b> SUPERVISORS PLAT OF HOPKINS PLAT LOT 25 <b>Comments:</b> This house sits on approximately 0.1 acres of land. The house has a condemned notice posted on the front entrance. The house is in poor shape. The inside of the home is full of garbage and other debris. The exterior of the home has debris throughout it as well. Gravel driveway leads to a one car garage. The backyard is fenced in. Concrete foundation seems solid. The roof is sagging in a few areas but no major collapsing seen. This house will need repairing before its back to its former glory. Nice neighbor. In between houses. On a dead end road so there will be minimum traffic. Condemned; Claims Of Defect From Third Parties; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$220.53	1319 WAYSIDE RD KALAMAZOO;	\$4900	
4609	<b>Parcel ID:</b> 06-12-335-010; <b>Legal Description:</b> EAST LAWN E 1/2 OF LOT 1 THRU 6 INC. BLK 5 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house sits on approximately 0.40 acres of land. Paved driveway runs along the side of the home and leads to a one car garage. The garage looks to be in fair shape but has some vegetation growing around and on top of it. Grassy front and back yard. The Northern portion of property is wooded. Shingled roof looks like it is in need of a repairs or replacement soon. It is peeling but no major damage seen. Metal siding in fair shape. This house looks to be in overall good shape. Would be a good purchase for a small family. Occupied; <b>Summer Tax Due:</b> \$349.09	2731 GERTRUDE KALAMAZOO;	\$18000	
4629	<b>Parcel ID:</b> 06-14-212-060; <b>Legal Description:</b> HAZARDS SUBDIVISION OFSECTION 14 LOT 60. <b>Comments:</b> Please Note: The city of Kalamazoo plans to demolish this house, so please consider this to be a VACANT lot. Unfortunately this house had a condemned notice posted citing a fire and structural. This house is on the demo list. If interested in the property please contact the county to get further information on the demolition. Do your homework before bidding. This lot is approximately 0.2 acres of land. Large grassy back yard with multiple large trees. Condemned; Fire Damage; <b>Summer Tax Due:</b> \$394.66	1001 TRIMBLE AVE KALAMAZOO;	\$7500	
4634	<b>Parcel ID:</b> 06-14-370-002; <b>Legal Description:</b> BEG ON W LI OF SHELDON ST 5 R S OF S LI OF E WALNUT ST W 4 R PAR WITH SD S LI S 3 R E 4 R TO SD W LI N ON SD W LI 3 R TO BEGIN. <b>Comments:</b> This vacant lot is approximately 0.075 acres of land. A barbed wire chain linked fence surrounds the entire property with a double swing door entrance. A shipping container was found near the back of the lot. If you cleared the overgrown vegetation this would be a great property to build a storage building on. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$36.80	412 SHELDON ST KALAMAZOO;	\$800	
4636	<b>Parcel ID:</b> 06-14-420-003; <b>Legal Description:</b> EDMANDS ADDITION LOT 3. <b>Comments:</b> This vacant lot is approximately 0.1 acres of land. The younger trees offer shade to most of this lot. Sits between two houses. Would be a nice purchase for one of the adjoining property owners. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$94.37	1612 E MICHIGAN AVE KALAMAZOO;	\$1200	
4650	<b>Parcel ID:</b> 06-15-115-011; <b>Legal Description:</b> COM ON W LI PRINCETON AVE 12R N OF NE COR OF LOT 18 CHAS B HAYS ADDITION, TH N 4R, TH W 6R, TH S 4R, TH E 6R TO BEGIN. <b>Comments:</b> This vacant lot is approximately 0.15 acres in Kalamazoo. Part of a chain linked fence lines the front of the lot. Over grown grass with some young trees a the back of the property. Small amount of debris from a deck or other wood structure. Sits between two homes. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$88.64	931 PRINCETON AVE KALAMAZOO;	\$2900	



4653	<b>Parcel ID:</b> 06-15-118-076; <b>Legal Description:</b> DUDGEON & COBBS REVISED PLAT S 1/2 OF LOT 76 <b>Comments:</b> This vacant lot is approximately 0.1 acres in Kalamazoo. Grassy dirt lot sits between two homes. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$55.27	1007 N CHURCH ST KALAMAZOO;	\$2800	
4654	<b>Parcel ID:</b> 06-15-120-007; <b>Legal Description:</b> COM AT NE COR LOT 18 CHAS B HAYS ADDITION TH N 2R TH W 8R TH S 2R TH E 8R TO BEGIN. <b>Comments:</b> Please Note: The city of Kalamazoo plans to demolish this house, so please consider this to be a VACANT lot. This two story house sits on approximately 0.1 acres of land in the City of Kalamazoo. Unfortunately this house has suffered from a major fire.. Most of the windows and doors have been boarded shut. This house is on the demo list. If interested in the property please contact the county to get further information on the demolition. There is a lot of debris on the side of the house. Sits between a vacant lot and a house. Fire Damage; Boarded; <b>Summer Tax Due:</b> \$150.22	911 PRINCETON AVE KALAMAZOO;	\$5900	
4662	<b>Parcel ID:</b> 06-15-156-120; <b>Legal Description:</b> HOEDEMAKERS ADDITION Lot 16 & Lot 17. <b>Comments:</b> This vacant lot is approximately 0.4 acres in Kalamazoo. Mostly open grassy land with some large trees offering shade. A fire hydrant was located on the property by the sidewalks. Double lot so its a good size for the City. Could build a nice house on this corner. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$145.84	724 COOLEY ST KALAMAZOO;	\$4900	
4677	<b>Parcel ID:</b> 06-16-237-001; <b>Legal Description:</b> AUSTIN & TOMLINSONS ADDITION E 1/2 of Lot 87 <b>Comments:</b> Please Note: The city of Kalamazoo plans to demolish this house, so please consider this to be a VACANT lot. This house sits on approximately 0.1 acres of land. Unfortunately this house had a condemned notice posted citing a fire and structural damage. Most of the windows and doors have been boarded shut. This house is on the demo list. If interested in the property please contact the county to get further information on the demolition. Block foundation. Shingled roof with large hole. There is major fire damage on the home. Structural Issues; Roof Issues; Condemned; <b>Summer Tax Due:</b> \$246.70	609 ELIZABETH KALAMAZOO;	\$6000	
4683	<b>Parcel ID:</b> 06-16-249-025; <b>Legal Description:</b> BUSH & PATERSONS 2ND ADDITION, Liber 2 of Plats Page 31; The East 5 Rods of Lot 25. <b>Comments:</b> The house sits on approximately 0.126 acres of land. Unfortunately this house had a condemned notice posted. Was unable to read the reasons for condemnation. Contact county for more information. Doors and some windows have been boarded. Lots of broken windows. Chain link fence surrounds the entire home. Across the street from apartment complex. Vinyl siding and shingled roof look to be in fair/good shape. Block foundation looks sound. This house could be a nice opportunity for the right person. Condemned; Boarded; <b>Summer Tax Due:</b> \$341.36	504 FLORENCE ST KALAMAZOO;	\$5600	
4685	<b>Parcel ID:</b> 06-16-262-004; <b>Legal Description:</b> WINSLOWS ADDITION BLK 2 PART OF LOTS 4 & 7 COM ON E LI STAPLES AVE 158FT N OF N LI NORTH ST, E PAR WITH SD N LI 74.15FT, NLY 43FT, W 74.25FT TO SD W LI, S ON SD W LI 43FT TO BEG. <b>Comments:</b> This vacant lot is approximately 0.073 acres of land. Grassy open lot that sits between two homes. Driveway entrance at road. There are a couple of large trees near the road and at the back of the property. Sev Not Accurate; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$113.48	718 STAPLES AVE KALAMAZOO;	\$5400	
4696	<b>Parcel ID:</b> 06-16-284-007; <b>Legal Description:</b> COM ON N LI ADA ST 176 FT W OF W LI WESTNEDGE AVE N PAR WITH SD W LI TO S LI S.S. COBBS ADD W 44 FT S TO SD N LI E ON SD N LI 44 FT TO BEG <b>Comments:</b> This vacant lot is approximately 0.108 acres of land. Between a house and another vacant lot. There are a few trees on the lot. Mostly grassy with a tree in the front and back of property. Driveway entrance at road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$47.09	518 ADA ST KALAMAZOO;	\$4200	
4702	<b>Parcel ID:</b> 06-18-322-001; <b>Legal Description:</b> SECTION 18-2-11 COM AT SW COR SEC 18, TH N ALG W LI SD SEC 1320FT TO NW COR PLAT OF PRINCE ACRES, TH S 89DEG E ALG N LI SD PLAT 635.25FT FOR PL OF BEG, TH N PAR WITH W LI SD SEC 170.59FT, TH N 86DEG 28MIN 53SEC E 58.64FT, TH N 77DEG 17MIN 20SEC E 25.95FT, TH S 95.36FT, TH S 89DEG E 6.14FT, TH S 86FT, TH W 90FT M-OR-L TO PL OF BEG. <b>Comments:</b> A vacant lot is approximately 0.352 acres in Kalamazoo. This lot of mostly grass and trees is located next to the Aspen Ridge leasing office. This is located in an apartment complex. Possible association fees. Association Fees; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$275.53	109 N SAGE ST KALAMAZOO;	\$3100	

4707	<b>Parcel ID:</b> 06-21-241-406; <b>Legal Description:</b> WELCHS ADDITION LOT 406 EXC W 18FT. <b>Comments:</b> This vacant lot is approximately 0.145 acres of land. Sits between two houses in the City of Kalamazoo. Grassy lot with a few large trees. There are three large planter bags with tomatoes growing, possibly from the neighboring property owners. Cement driveway entrance at road. Would be a nice spot to build. Sev Not Accurate; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$122.29	716 W WALNUT ST KALAMAZOO;	\$6500	
4711	<b>Parcel ID:</b> 06-22-115-005; <b>Legal Description:</b> KAL INSTITUTE ADD E 2 R OF W 5 1/2 R OF LOT 16 <b>Comments:</b> This vacant lot is approximately 0.05 acres of land. It is tucked between two homes and backs up to a building. It looks like this property is being used a a driveway by the adjoining property. Grassy lot with a dirt driveway. One tree near the road. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$206.86	446 W WALNUT ST KALAMAZOO;	\$17500	
4724	<b>Parcel ID:</b> 06-22-496-005; <b>Legal Description:</b> SOUTH SIDE IMPROVEMENTCOMPANYS ADDITION N 50FT OF LOT 164 E 47FT OF S 50FT OF LOT 151. <b>Comments:</b> Please Note: The city of Kalamazoo plans to demolish this house, so please consider this to be a VACANT lot. Unfortunately this house had a condemned notice posted citing a fire, smoke, and structural damage. Most of the windows and doors have been boarded shut. This house is on the demo list. If interested in the property please contact the county to get further information on the demolition. Paved driveway with chain link gate. The property is approximately 0.138 acres of land. Sits between two homes. Fire Damage; Condemned; Boarded; <b>Summer Tax Due:</b> \$501.17	522 TERRACE CT KALAMAZOO;	\$4000	
4727	<b>Parcel ID:</b> 06-23-117-002; <b>Legal Description:</b> BEG AT SW COR OF MILLS & FOURTH STS S ON MILLS ST 22FT W 119FT S 50.5FT W TO ROW OF PENN RR NWLY ALG SD ROW TO S LI OF FOURTH ST E ALG S LI OF FOURTH ST TO BEG <b>Comments:</b> This building sits on approximately 0.18 acres of land. This building is set up as a duplex. There is serious roof issues which has caused major water damage. The main floor ceiling has fallen through and there is black mold starting to form on some of the walls. The second floor apartment is accessible by an exterior staircase. The stair case was unstable so we did not attempt to enter the second floor. Due to roof issues i imagine the second floor has major water damage as well. This building will need major repairs. Multiple Family Use; Roof Issues; <b>Summer Tax Due:</b> \$217.04	702 MILLS ST KALAMAZOO;	\$4500	
4730	<b>Parcel ID:</b> 06-23-145-101; <b>Legal Description:</b> BEG ON S LI OF FOURTH ST 575FT E OF E LI OF MILLS ST S PAR WITH SD E LI 6R W 47FT N 6R TO SD S LI E ON SD S LI 47FT TO BEGIN. <b>Comments:</b> This vacant lot is approximately 0.107 acres of land. Grassy lot with some younger and older trees. Driveway entrance at road. Backs up to a privacy fence. Chain link fence on the West perimeter. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$139.36	1224 FOURTH ST KALAMAZOO;	\$7100	
4731	<b>Parcel ID:</b> 06-23-157-015; <b>Legal Description:</b> THEODORE P SHELDONS ADDITION E 40 FT OF W 54 FT OF LOT 15 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This lot is approximately 0.144 acres of land. The house looks to be set up as a duplex. Paved driveway runs along the side of the home and leads to a larger parking slab in the backyard. There is a large wood staircase that leads to the second floor apartment. Large back yard with some older trees that provide some nice shade. Vinyl siding in fair condition. The shingled roof looks to be in fair shape as well but there are a few areas that look like they need a bit of attention. Car in the driveway. Occupied; Multiple Family Use; <b>Summer Tax Due:</b> \$529.33	1016 E VINE ST KALAMAZOO;	\$6100	
4733	<b>Parcel ID:</b> 06-23-181-005; <b>Legal Description:</b> Beginning on the west line of Myers Street 5 Rods South of the south line of Vine Street; thence West parallel with said south line 71ft; thence North 5 Rods to said south line; thence E on said south line 71ft to said west line; thence South on said west line 5 Rods to beginning. <b>Comments:</b> This vacant lot is approximately 0.134 acres of land. A garage and cement driveway are on the property. Mostly grassy with a few large trees. Good spot to rebuild. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$1,088.95	1228 E VINE ST KALAMAZOO;	\$8900	

4740	<b>Parcel ID:</b> 06-23-332-001; <b>Legal Description:</b> KALAMAZOO LAND & IMPROVEMENT COMPANY'S ADDITION, Liber 3 of Plats Page 39; The North 1/2 of Lot 78 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This home sits on approximately 0.1 acres of land. Block foundation looks solid. Shingled roof looks to be in fair shape. Two track paved driveway leads to a detached one car garage. Enclosed front porch mud room. Occupied; Personal Property; <b>Summer Tax Due:</b> \$469.82	1125 MARCH ST KALAMAZOO;	\$7900	
4745	<b>Parcel ID:</b> 06-23-346-221; <b>Legal Description:</b> REVISED PLAT OF HAYS PARK LOT 221. <b>Comments:</b> This vacant lot is approximately 0.136 acres of land. A small pile of trash was found on the street side of the property. Vegetation growing over the former structure's foundation. At the end of Poplar Place. Minimal traffic. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$160.15	1315 POPLAR PL KALAMAZOO;	\$2200	
4751	<b>Parcel ID:</b> 06-23-371-006; <b>Legal Description:</b> Beginning at a point on the north line of Reed Street 16 Rods East of the west line of Section 23; thence East 4 Rods; thence North 7 Rods; thence West 4 Rods; thence South 7 Rods to place of beginning. <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This home sits on approximately 0.175 acres of land. Large side and back yard. Some debris on the back portion of property. Shingled roof looks to be in fair shape no major damage seen. Block foundation looks sound. Paved driveway runs along side of home. Occupied; Irs Lien - 2020-06-29; <b>Summer Tax Due:</b> \$748.95	901 REED AVE KALAMAZOO;	\$19250	
4754	<b>Parcel ID:</b> 06-23-375-288; <b>Legal Description:</b> HAYS PARK, Liber 6 of Plats Page 14; The East 5.5ft of the North 141.5ft of Lot 289. The West 38.5ft of the North 141.5ft of Lot 288. <b>Comments:</b> This house sits on approximately 0.143 acres of land. Three bedroom Two bathroom home. Cement sidewalk leads to roofed in front porch. The porch is a bit sunken in. Block foundation looks solid. Gutter issues. Wood siding could use a sanding and fresh paint job. Back yard has a lot of wood debris. The fake wood floor in main room is starting to pop up. The furnace has been removed from the basement. There were two rooms built in the basement that seemed a bit wet. This house would be a good purchase for a handy man looking for a new project. <b>Summer Tax Due:</b> \$561.00	1220 E STOCKBRIDGE AVE KALAMAZOO;	\$9900	
4755	<b>Parcel ID:</b> 06-23-378-243; <b>Legal Description:</b> REVISED PLAT OF HAYS PARK E 30FT OF LOT 243. <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This house sits on approximately 0.08 acres of land. Block foundation looks solid. Large roofed in front porch. Wood siding in fair shape. The shingled roof looked to be in fair condition as well. Small front lawn. Paved driveway runs along the side of the home and leads to a one car garage. A couple boarded windows and a boarded back door. Small grassy back yard. Chain link fence on East edge of property. Occupied; Boarded; Irs Lien - 2020-06-29; <b>Summer Tax Due:</b> \$538.78	1503 E STOCKBRIDGE AVE KALAMAZOO;	\$33500	
4765	<b>Parcel ID:</b> 06-23-452-002; <b>Legal Description:</b> REVISED PLAT OF HAYS PARK part of Lots 257 & 743 Com 9ft W of E li & 66ft N of S li of Lot 743; th E 60.15ft to W li of Fulford Street; th N alg W li of Fulford Street 26.9ft to angle; th NWLY alg Fulford Street 25.4ft; th SWLY 62.3ft to beg. <b>Comments:</b> Please note: The City of Kalamazoo plans to demolish this home so please consider this to be a VACANT lot. Two story house that sits on approximately 0.038 acres of land. Unfortunately this house had a condemned notice posted and has suffered from a major fire. Most of the windows and doors have been boarded shut. This house is on the demo list. If interested in the property please contact the county to get further information on the demolition. has suffered from a major fire. Across the street from Fido Motors. Dangerous Building; Fire Damage; Condemned; Boarded; <b>Summer Tax Due:</b> \$129.85	1406 FULFORD ST KALAMAZOO;	\$5500	
4777	<b>Parcel ID:</b> 06-26-127-010; <b>Legal Description:</b> REVISED PLAT OF HAYS PARK S 40 FT OF LOT 650 S 40 FT OF LOT 649. <b>Comments:</b> This vacant lot is approximately 0.091 acres of land. Grassy lot with some younger saplings in the back of the property. Being used a parking area by neighboring property owners. This would be a good purchase for said neighbors. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$139.03	1813 MARCH ST KALAMAZOO;	\$5300	

4800	<b>Parcel ID:</b> 06-27-238-004; <b>Legal Description:</b> SOUTH PARK ADDITION LOT 4 BLK 11. <b>Comments:</b> This house sits on approximately 0.091 acres of land. We were unable to enter the property without doing major damage to the door. The roof has multiple tarps attached to it which leads me to believe there is possible water damage. Overgrown backyard. Vegetation is starting to grow up the side of the home. Debris throughout the property. Paved driveway leads to storage shed. The house looks like it will need some major repairs before it can get back to its former glory. Roof Issues; <b>Summer Tax Due:</b> \$585.73	714 LANE BLVD KALAMAZOO;	\$9900	
4804	<b>Parcel ID:</b> 06-27-275-020; <b>Legal Description:</b> SECTION 27-2-11 COM ON E LI ADELAIDE ST 216FT SLY THEREON FROM S LI ALCOTT ST, TH ELY AT RT ANGLES TO ELY LI SD STREET 81.92FT, TH SLY AT RT ANGLES 77FT, TH WLY AT RT ANGLES 81.92FT, TH NLY TO BEG. <b>Comments:</b> This house sits on approximately 0.145 acres of land. The house unfortunately has a condemned notice posted on the front. All of the windows and doors have been boarded. Enclosed front porch entrance. Gravel driveway runs along the side of the home and leads to a detached one car garage. Vinyl siding looks fair. Shingled roof looks to be in fair shape as well. Electric meters removed. Possible fire damage. Debris in back of property. Boarded; Condemned; <b>Summer Tax Due:</b> \$498.02	2121 ADELAIDE ST KALAMAZOO;	\$9000	
4808	<b>Parcel ID:</b> 06-32-270-262; <b>Legal Description:</b> OAKWOOD HEIGHTS LOT 262. ALSO THAT PORTION OF VACATED ALLEY NO. 5 ADJACENT SOUTH. <b>Comments:</b> This vacant lot is approximately 0.238 acres of land. A chain linked fence runs through almost the center of the property line and cuts it in half. A great spot to construct a modest home. Mostly grassy lot with some older large trees. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$267.41	2327 STEVENS AVE KALAMAZOO;	\$3300	
4822	<b>Parcel ID:</b> 07-06-380-010; <b>Legal Description:</b> SEC 6-2-10 COM AT SW COR SEC 6 TH E ALG S LI SD SEC 959.8 FT TO SE COR OF RECD PLAT OF DAVIES PLAT TH N ODEG 04MIN W ALG E LI SD PLAT 807.99 FT TH N 57DEG 36MIN E PAR TO CTR LI GULL ROAD (M-43) 278.11 FT TH N ODEG 04MIN W 173.1 FT FOR BEG TH N ODEG 04MIN W 221.01 FT TO CTR LI SD ROAD TH N 57DEG 36MIN E ALG CTR LI SD ROAD 200 FT TH S ODEG 04MIN E 221.01 FT TH S 57DEG 36MIN W 200 FT TO BEG EXC NLY 60 FT AS MEAS AT RT ANGLES TO CTR LI SD ROAD FOR HWY .59 ACRES <b>Comments:</b> This is the old Mobil gas station on Gull road that has been converted into an Auto Repair garage in Kalamazoo. This building sits on approximately 0.57 acres of land. Multiple vehicles were found in the parking lot. The inside was maintained and operational. The fuel pumps were marked to show they did not have fuel to dispense. Large property. This would be a great opportunity for someone looking to operate a gas station or repair business. Don't miss out on this property. Occupied; <b>Summer Tax Due:</b> \$10,995.82	5242 GULL RD KALAMAZOO;	\$61250	
4831	<b>Parcel ID:</b> 07-18-452-571; <b>Legal Description:</b> SHIELDS ADDITION TO THE VILLAGE OF COMSTOCK LOTS 20, 21 & 22 BLOCK 2 <b>Comments:</b> A storage barn that sits on approximately 0.59 acres of land. Vehicles were found on the open part of the lot. Clothes were drying on a clothes line and there was other debris scattered around. The barn looks to be in good shape from the outside. There were two driveways. This property looks to still be in use. I'm not sure if its being used by one of the neighboring property owners or it is being used by the previous owners still. Parts of an old foundation are still on property. Please use caution and be respectful if visiting this property. Personal Property; Occupied; <b>Summer Tax Due:</b> \$264.87	771 BENEDICT AVE KALAMAZOO;	\$13750	
4833	<b>Parcel ID:</b> 07-19-252-380; <b>Legal Description:</b> FAIRVIEW HEIGHTS LOT 44 <b>Comments:</b> This house sits on approximately 0.12 acres of land. Paved driveway leads to a one car garage. Grassy front and back yard. Large tree in front of home. Trees line the back edge of the property. The windows and doors have all been boarded up. There is a very large tarp on top of the roof leading me to believe there is possible water damage. Neighbors stated people were getting into the home breaking glass which is the reason for the boarding. Vinyl siding is in fair shape, could use a power wash. Could be a nice fixer up for the right renovation company of handy man. Boarded; <b>Summer Tax Due:</b> \$892.56	616 ALGER ST KALAMAZOO;	\$4900	

4834	<b>Parcel ID:</b> 07-19-253-441; <b>Legal Description:</b> FAIRVIEW HEIGHTS LOTS 128 & 129 <b>Comments:</b> Unfortunately this house has suffered from a major fire and has almost entirely burned down. The county will be demolishing and clearing this lot prior to the auction so you are bidding on VACANT LAND. Please be advised. Approximately 0.23 acres of land. It is at the end of Cass St so there is minimal road traffic. Fire Damage; Dangerous Building; <b>Summer Tax Due:</b> \$415.98	778 CASS ST KALAMAZOO;	\$3200	
4839	<b>Parcel ID:</b> 07-20-170-650; <b>Legal Description:</b> RAVENWOOD HEIGHTS EXTENSION LOTS 65 & 66 <b>Comments:</b> This home is scheduled for demolition by the county prior to the auction. You will be bidding on VACANT LAND - so please be advised. Please use caution and be respectful if you plan on visiting this property in person. The house sits on approximately 0.22 acres of land. Lots of debris scattered on the front lawn. A decrepit Winnebago was parked on the side of the house. Fire Damage; Personal Property; <b>Summer Tax Due:</b> \$781.38	6140 WRIGHT ST KALAMAZOO;	\$4500	
4840	<b>Parcel ID:</b> 07-20-171-401; <b>Legal Description:</b> RAVENWOOD HEIGHTS EXTENSION LOTS 149 & 150 <b>Comments:</b> This vacant lot is approximately 0.21 acres of land. A few large trees offer shade on the street side of the lot. Small amount of debris on the edges of the property. Nice spot to rebuild. Double Lot 149 & 150 Vul - Vacant Urban Lot; Sev Not Accurate; <b>Summer Tax Due:</b> \$72.02	6230 WRIGHT ST KALAMAZOO;	\$1300	
4842	<b>Parcel ID:</b> 07-20-171-650; <b>Legal Description:</b> RAVENWOOD HEIGHTS EXTENSION LOT 176 <b>Comments:</b> This vacant lot is approximately 0.12 acres of land. A chain linked fence that lines the street side of the lot has damages done by a fallen tree branch. Grassy lot with some younger trees. There is wood debris from a larger tree that was cut down previously. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$34.51	6249 CELERY ST KALAMAZOO;	\$600	
4843	<b>Parcel ID:</b> 07-20-171-790; <b>Legal Description:</b> RAVENWOOD HEIGHTS EXTENSION LOT 193 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The house sits on approximately 0.12 acres of land. Grassy front and back yard with some young and older trees throughout. Small wood deck on back of home. A sedan was parked in the driveway. Roof shingles need to be cleaned and possibly repaired. Could use a fresh coat of paint. House looks to be in overall fair shape. Dirt driveway on North portion of property. It leads to a wood shed. Personal Property; Occupied; <b>Summer Tax Due:</b> \$528.18	6405 CELERY ST KALAMAZOO;	\$2800	
4846	<b>Parcel ID:</b> 07-24-210-090; <b>Legal Description:</b> ASSESSORS PLAT OF CITY OF GALESBURG LOT 58 EXC THAT PT BELOW ELEV 783 USGS <b>Comments:</b> This vacant lot is approximately 8.9 acres of land. It looks to be mostly wooded with thick vegetation the farther you venture in. There is a strip of land that touches W Battle Creek St. This strip is in between two houses and is mostly grassy with a few trees. As you enter further into the property it becomes heavily wooded and leads to Augusta Creek. Just East of the Galesburg Augusta Primary School. Nice large property, you could build a long driveway from W Battle Creek St and have a nice secluded home in the woods. <b>Summer Tax Due:</b> \$377.28	W BATTLE CREEK ST GALESBURG;	\$4100	

4865	<p><b>Parcel ID:</b> 11-30-102-015; <b>Legal Description:</b> SEC 30-3-10 COM IN W LI 1028.83 FT N OF W1/4 POST AT CTR LI R AVE TH N 87-43' E ON SD CTR LI 198.04 FT FOR PL BEG TH N PAR W LI 198 FT TH N 87-43' E 100 FT TH S 198 FT TO SD CTR LI TH S 87-43' W 100 FT TO BEG * <b>Comments:</b> (Next door to Lot 4866 which is a matching apartment building) This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This building sits on approximately 0.39 acres of land. The building is set up for four apartments with a shared four car garage. Two large garage doors. Lots of personal property on the lot including three vehicles and vehicle parts. There is ample paved parking space behind the building. Two of the four apartments are still occupied. One of the apartments is suffering from black mold. The roof above the apartment with mold issues must have some leaks because the ceiling in the main room has fallen in. The last apartment is abandoned with lots of personal property and debris left behind. They look to be set up as one bathroom two bedroom apartments. All of the electric meters have been removed. Overgrown vegetation on the front of the building. Mix of brick and vinyl siding looks to be in fair shape. Poured concrete foundation looks solid. Four AC units hooked up. One of the apartments that is still in use has a balcony above the garage. It looks like the Furnace and water heaters are still present in the apartments we entered. Large grassy yard surrounds the building with plenty of trees that offer nice shade. This building is going to need a lot of work to get it back into functioning apartment building but there is a lot of potential here. Don't miss out on a chance to be your own apartment manager! Roof Issues; Personal Property; Occupied; Mold; Multiple Family Use; Irs Lien - 2020-06-29; <b>Summer Tax Due:</b> \$1,204.23</p>	5040 AMY DR PORTAGE;	\$14500	
4866	<p><b>Parcel ID:</b> 11-30-102-016; <b>Legal Description:</b> SEC 30-3-10 COM IN W LI 1028.83 FT N OF W1/4 POST AT CTR LI R AVE TH N 87-43' E ON SD CTR LI 298.04 FT FOR PL BEG TH N PAR W LI 198 FT TH N 87-43' E 109 FT TH S 198 FT TO SD CTR LI TH S 87-43' W 109 FT TO BEG * <b>Comments:</b> (Next door to Lot 4865 which is a matching apartment building) This building sits on approximately 0.40 acres of land. The building is set up for four apartments with a shared four car garage. Two large garage doors. There was a boat parked inside the garage. Ample paved parking space behind the building. The apartment above the garage is suffering from mold. It looks like it has some roof issues that has caused the ceiling to fall apart in certain areas. We were unable to traverse the stairs to get a better look due to ceiling debris that had fallen. The next apartment was cleared out completely including the carpet. Bare cement and plywood subfloor remain. Furnace and water heater still present. The next apartment is similar. The carpet has been removed as well as all personal property other than a few tools left behind. Water heater and furnace still remain. The last apartment is cleared out but the carpet is still intact. Furnace and water heater still present. They look to be set up as one bathroom two bedroom apartments. All electric meters have been removed. Overgrown vegetation on the front of the building. Mix of brick and vinyl siding looks to be in fair shape. Poured concrete foundation looks solid. Four AC units hooked up. The apartment above the garage has a balcony. Large grassy yard surrounds the building with plenty of trees that offer nice shade. This building is going to need some repairs especially the apartment above the garage but its not to far from being a functioning apartment building. There's a lot of potential here for the right buyer. Don't miss out on this opportunity. Multiple Family Use; Personal Property; Roof Issues; Irs Lien - 2020-06-29; <b>Summer Tax Due:</b> \$1,186.69</p>	5062 AMY DR PORTAGE;	\$14250	
4868	<p><b>Parcel ID:</b> 11-33-326-020; <b>Legal Description:</b> SEC 33-3-10 BEG ON E&amp;W1/4 LI AT PT 273.71 FT E OF CTR SD SEC 33 TH S PAR WITH N&amp;S1/4 LI 194.83 FT FOR PL BEG TH N 75 FT W 200 FT S 75 FT E 200 FT TO PL BEG <b>Comments:</b> A vacant lot that's approximately 0.28 acres of land. Next to a crop field, this lot is mostly open grassland with a few trees. Quiet area to build. Sev Not Accurate; <b>Summer Tax Due:</b> \$158.99</p>	10532 S 29TH ST SCOTTS;	\$3300	
4890	<p><b>Parcel ID:</b> 16-15-360-040; <b>Legal Description:</b> SEC 15-4-9 BEG 138 1/2 FT E OF SW COR SEC 15 TH E 25 FT N 100 FT W 25 FT S 100 FT TO BEG .09A <b>Comments:</b> This property is approximately 0.06 acres of land. It sits between a run down building and another vacant lot. Overgrown grass. No trees. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$23.52</p>	14029 E W AVE FULTON;	\$18250	

4891	<b>Parcel ID:</b> 16-21-226-140; <b>Legal Description:</b> SEC 21-4-9 COM 6 R W OF NE COR SEC 21 RNG S 6 R W 2 R N 6 R E 2 R TO BEG .70A <b>Comments:</b> A vacant lot that's approximately 0.075 acres of land located in downtown Fulton. This lot is across the street from the Post office and next to Fulton Party store. It states 0.7 acres in the legal description but i believe this is an error. It states it is 6 rods x 2 rods which is 33 yards x 11 yards. Which is closer to .075 acres. Grassy lot with no trees. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$43.06	13984 E W AVE FULTON;	\$13750	
4895	<b>Parcel ID:</b> 90-0016-206-O; <b>Legal Description:</b> SEC 16-3-11 BEG AT E 1/4 POST SEC 16, TH W 172 FT, TH N 183 FT, TH E 172 FT TH S 183 FT TO P.O.B. SUBJECT TO HIGHWAY EASEMENTS <b>Comments:</b> This commercial building sits on approximately 0.36 acres of land. All the pumps still retain their nozzles. The roof over the pumps shows signs of damage. The concessions building has a broken window, but looks good inside. A small shed and trash bin corral found near the back. It doesn't look like it would take much to get this gas station back into working condition. Could be a great opportunity for the right buyer. <b>Summer Tax Due:</b> \$13,894.51	7480 S WESTNEDGE AVE PORTAGE;	\$68750	
4896	<b>Parcel ID:</b> 90-0016-345-O; <b>Legal Description:</b> SEC 16-3-11 BEG AT SW COR SE1/4 NW1/4 SEC 16 TH N 27 R TH E 7 1/3 R TH S 27 R TH W 7 1/3 R TO BEG 1.29 A <b>Comments:</b> A vacant lot that's approximately 1.07 acres of land. Overgrown grass and a few large trees are scattered through the lot. Runs along a private dirt road that leads to a group of homes. Small amount of debris about mid way down the road. Some old rail road ties possible. Nice spot to build. Possibly on private road. <b>Summer Tax Due:</b> \$934.04	1222 SCHURING RD PORTAGE;	\$4500	
4898	<b>Parcel ID:</b> 90-0027-130-A; <b>Legal Description:</b> COMM AT THE S 1/4 COR OF SEC 27-3-11; TH N00DEG04'25"W 1683 FT ALONG THE W LI OF THE SE 1/4 OF SAID SEC TO THE N LI OF THE S 1683 FT (PERPENDICULAR MEASURE) OF SAID SE 1/4; TH S89DEG58'27"E 1332.46 FT ALONG SAID N LI TO THE W LI OF THE E 1/2 OF SAID SE 1/4; TH N00DEG02'13"W 541.44 FT ALONG SAID W LI TO A POINT BEING SOUTHERLY 932.17 FT FROM THE SW COR OF THE "SUPERVISOR'S PLAT OF WEST LAKE BEACH" SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 11 OF PLATS, PAGE 14, KALAMAZOO COUNTY RECRODS (SAID POINT BEING REFERENCE POINT "A"); TH CONT N00DEG02'13"W 222.17 FT ALONG SAID W LI; TH S89DEG57'47"W 346.50 FT PERPENDICULAR WITH SAID W LI; TH N00DEG02'13"W 17.60 FT PARALLEL WITH SAID W LI; TH N84DEG29'51"W 66.28 FT TO THE POB; TH S00DEG01'51"E 246.17 FT TO A LI EXTENDING S89DEG57'47"W PERPENDICULAR WITH SAID W LI FROM SAID REFERENCE POINT "A"; TH S89DEG57'47"W 132 FT PERPENDICULAR WITH SAID W LI; TH N00DEG01'51"W 258.97 FT TO A LI EXTENDING N84DEG29'51"W FROM THE POB; TH S84DEG29'51"E 132.62 FT TO THE POB. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & CONDITIONS OF RECORD. <b>Comments:</b> A vacant lot that's approximately 0.78 acres of land in Portage. Overgrown vegetation and young trees take up most the space on this lot. A pond was found east of the property, but the lot looks it is dry and level. Could be a nice spot to build. Quiet area. <b>Summer Tax Due:</b> \$49.77	9529 ADKINS CT PORTAGE;	\$700	
4913	<b>Parcel ID:</b> 06-23-182-004; <b>Legal Description:</b> F J HENRY'S ADDITION E 1/2 OF LOT 4 <b>Comments:</b> This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. This two story house sits on approximately 0.125 acres of land. Chain link fence in back yard with couple large trees. Debris throughout the property. Car in driveway. Shingled roof looks to be in fair condition no major damage seen. Vinyl siding looks good too, could use a power wash. Broken window. Wooden front porch with roof. House looks to be in overall fair condition. Could be a good opportunity for the right buyer. Occupied; Personal Property; <b>Summer Tax Due:</b> \$406.06	1324 E VINE ST KALAMAZOO;	\$3300	





# 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. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include, 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.