

# Public Land Auction

Saint Joseph / Branch

September 23rd, 2020

Branch, and Saint Joseph 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.**

## Branch

Lot #	Lot Information	Address	Min. Bid	Sold For
1406	<b>Parcel ID:</b> 010-C30-000-063-00; <b>Legal Description:</b> LOT 63 CHEROKEE LAKE ESTATES SEC 12 & 13 T5S R8W L503 PG353 <b>Comments:</b> This mobile home sits on approximately 0.21 acres of land. Just South of Union Lake. There are a handful of large trees around the perimeter of the property but it is mostly a grassy lot. There is a chain link fence around the entire property. Breaker box in the middle of lot with 100 amp breaker. Small metal shed. Roofed in porch has been built on the side entrance of the home. The mobile has vegetation growing around it but it looks to be in decent shape. Will need some work but could be a nice project for someone. Mobile Home; Mobile Home Pad; <b>Summer Tax Due:</b> \$81.78	2047 TACOMA DR UNION CITY;	\$1700	
1407	<b>Parcel ID:</b> 010-M10-000-004-00; <b>Legal Description:</b> LOT 4, MAINS ADDITION SEC 3 T5S R8W PARENT PROPERTY /SPLIT TO 010-M10-000-004-99 <b>Comments:</b> This one story home sits on approximately 0.84 acres of land. Shingled roof sagging in a few areas but overall fair condition. There is some debris on the back of the property. A few large trees bust mostly grassy lot. There is a large connected garage on the back of the home. There are two historic plated vehicles in the garage. Block foundation looks to be in fair shape. metal siding is in fair condition as well. This house has some vegetation growing up the exteriors walls but looks to be in decent condition overall. this could be a good fixer upper. Personal Property; <b>Summer Tax Due:</b> \$215.54	957 MENDON RD SHERWOOD;	\$3900	
1414	<b>Parcel ID:</b> 020-004-200-115-00; <b>Legal Description:</b> UNION TOWNSHIP T5S R7W SECTION 4 BEG AT A POINT IN C/L OF BURNETT RD, 293.70 FT NE FROM INTERSECTION WITH COLDWATER RD, E 96.5 FT, S 16.5 FT, W TO C/L OF BURNETT RD, NELY TO POB .04 AC <b>Comments:</b> This vacant lot is approximately 0.04 acres of land. There looks to be the remains of an old trailer or shed on the property. The lot is mostly grassy with thick vegetation taking over the old structure. Could be a good spot to put a barn or for a neighbor to purchase and increase their property line. <b>Summer Tax Due:</b> \$0.67	CREAMERY RD UNION CITY;	\$450	
1417	<b>Parcel ID:</b> 030-016-400-112-00; <b>Legal Description:</b> LOT NO 7 CARLES ADD VILLAGE OF GIRARD UNION ST SEC 16 T5S R6W LIFE ESTATE RESERVED TO ORILL TRAVER <b>Comments:</b> This house sits on approximately 0.31 acres of land. The house is in very poor condition and is in the process of collapsing. The chimney looks like it will fall at any moment. The structure is very dangerous at this time and you should use caution if visiting the property in person. A mix of old stone and concrete foundation. Small shed. There are a few large trees on the property. Well. Structural Issues; Dangerous Building; <b>Summer Tax Due:</b> \$133.67	377 PEACOCK DR COLDWATER;	\$2500	
1422	<b>Parcel ID:</b> 050-025-100-005-01; <b>Legal Description:</b> COM 465 FT S OF NW COR OF NW 1/4 TH E 291.50 FT TH S 217 FT TH W 291.50 FT TH N 217 FT TO POB SEC 25 T6S R8W <b>Comments:</b> This house sits on approximately 1.45 acres of land. Mostly grassy lot with some large trees spread about the property. Unfortunately a tree has fallen directly on top of the house. The tree has caused the roof to partially collapse and knocked the chimney off. The building has been open to the elements for an unknown period of time. I assume there is heavy water damage in the interior of the home. It will need a lot of work to bring it back to its former glory. There is a wooden barn on the east portion of the property. It is in decent shape. There are also a few sheds/structures behind the home. Lots of debris throughout the property. A couple vehicles have been left of the property as well. This would be a good property for a brave handy man. <b>Summer Tax Due:</b> \$309.35	291 N MATTESON LAKE RD BRONSON;	\$3300	
1423	<b>Parcel ID:</b> 060-033-100-010-99; <b>Legal Description:</b> COM AT A POINT ON N LN OF SEC 33 T6S R7W 80RDS E OF NW CORNER TH S 84 RODS TH N 390' TO POB; TH N 340; TH W 215'; TH S 150'; TH W 110'; TH S 190'; TH E 325 TO POB. SEC 33 T6S R7W SPLIT ON 02/04/2010 FROM 060-033-100-010-00; <b>Comments:</b> This house appeared to be occupied on last visit. Use caution and please be respectful if you plan on visiting this property in person. This house sits on approximately 2.16 acres of land and is surrounded by farmland. Nice quiet area. Gravel driveway leads to an old storage garage. Mix of wood, stone, and vinyl siding. Large grassy front and back yard. There is a large barn on the back of the property that looks to be in fair shape. The shingled roof looks newer, could use a paint touch up here and there. This property is overall in good shape and would be a nice purchase. Personal Property; Occupied; <b>Summer Tax Due:</b> \$373.30	182 CAVANAUGH RD COLDWATER;	\$5100	

1432	<b>Parcel ID:</b> 100-010-100-005-06; <b>Legal Description:</b> BEG AT PT ON THE W LINE OF THE E 3/4 OF THE NW QTR OF SD SEC 10 LOCATED 89DEG 36MIN 53SEC E 636.59 FT TH S 00DEG 01MIN 44 SEC E 225 FT FROM THE NW COR OF SD SEC 10 AND RUN TH S 89DEG 36MIN 53SEC E 225 FT TH N 00 DEG 01MIN 44 SEC W225 FT TO N LINE OF SD SEC 10 TH N 89DEG 36MIN 53SEC E 406.6 FT ALONG SD LIN OF TEH CENTERLINE OF LOCKWOOD RD TH S 00EG 01MIN 44SEC E 425 FT TH S 89DEG 36MIN 53SEC 631.6 FT TO W LINE OF E 3/4 OF THE NW QTR AND TH N 00DEG 01MIN 44 SEC W 200 FTALONG SD LINE TO POB T7S R7W CONTAINING 5 ACRES MORE OR LESS SPLIT FOR 2014 FROM 100-010-100-005 <b>Comments:</b> This farm land is approximately 5.01 acres of land. There is a strip of trees along the North portion of the property that runs next to the road. This property was once farm land but is now just tall grass and other vegetation. Could be a nice spot to build a new home or if you're looking to get into the farming business <b>Summer Tax Due:</b> \$111.02	LOCKWOOD RD COLDWATER;	\$1700	
1446	<b>Parcel ID:</b> 302-000-000-191-00; <b>Legal Description:</b> COM AT PT ON W LI HUDSON ST 6 2/3 RDS N OF NE COR OF LOT 7 BASSETTS ADDN TH N ON W LI HUDSON ST 3 1/3 RDS TH W PAR WI N LI SD ADDN 15.76 RDS TH S PAR WI HUDSON ST 3 1/3 RDS TH E 15.76 RDS TO POB <b>Comments:</b> This house appeared to be occupied on last visit. Use caution and please be respectful if you plan on visiting this property in person. The home sits on approximately 0.31 acres of land. Enclosed porch/mudroom on front entrance of home. Paved driveway runs along the side of the home and leads to a detached one car garage. Siding could use a few repairs. Roof and foundation look to be in fair condition. No glaring problems. Chain link fence runs along the back perimeter of the property. Small garden on side of home. Large grassy back yard with a few large trees. This house is in overall fair condition and could be a good opportunity for someone. Occupied; <b>Summer Tax Due:</b> \$966.35	265 N HUDSON ST COLDWATER;	\$4200	
1448	<b>Parcel ID:</b> 302-000-000-504-01; <b>Legal Description:</b> LOT 29 STEPHEN S CUTTER ADDN SEC 15 T6S R6W <b>Comments:</b> Vacant lot that was possibly split from Parcel 302-000-000-504-00. The property may be partially fenced in with the adjoining property next door. Grassy lot with a few large trees. I would do your homework on this one and be positive where the property lines are before bidding. <b>Summer Tax Due:</b> \$298.04	CUTTER AVE COLDWATER;	\$2100	
1449	<b>Parcel ID:</b> 303-000-000-256-00; <b>Legal Description:</b> COM ON W LI MARSHALL ST AT INT OF W LI SD ST & N LI OF SCHOOL LOT 32 SD BEG BEING MARKED BY 4 IN X 4 IN X 4 IN CONCRETE MONUMENT TH WLY ALG N LI OF SD SCHOOL LOT 32 132 FT TH S PAR WI MARSHALL ST 26 FT TH E 22.92 FT TH IN DIRECT LI TO PT ON W LI OF SD MARSHALL ST 31.1 FT S OF BEG TH N ALG W LI OF MARSHALL ST 31.1 FT TO POB, SEC 16, T6S, R6W <b>Comments:</b> The buildings first floor looks to have been a chiropractic clinic in the past. The second story is still in use and looks to be a residential home. Please use caution and be respectful when visiting this property in person. The building sits on approximately 0.09 acres of land. The building takes up most of the space on the property. If you're interested in this property you may wish to purchase LOT 1450 as well which is the adjoining parking lot property to the South of LOT1449. The building is set up as a duplex with separate gas and electric meters. The building looks to be in fair shape from the outside but the interior looks like it could use some TLC. This could be a good opportunity for a small business owner. Personal Property; Multiple Family Use; Occupied; <b>Summer Tax Due:</b> \$1,286.81	273 MARSHALL ST COLDWATER;	\$13000	
1450	<b>Parcel ID:</b> 303-000-000-257-00; <b>Legal Description:</b> COM AT PT ON W LI MARSHALL ST 82.5 FT S OF INT OF W LI OF MARSHALL ST & N LI SCHOOL LOT 32 TH W 132 FT TH DUE N PAR WI W LI OF MARSHALL ST 56.5 FT TH DUE E TO CEN OF EXT GARAGE 22.92 FT TH IN LI TO PT ON W LI MARSHALL ST 51.4 FT N OF BEG TH S ALG W LI MARSHALL ST 51.4 FT TO POB SUBJ TO RIGHTS OF JOINT DRIVEWAY NOW EXISTING ALG N SI OF DESC PREM, SEC 16, T6S, R6W <b>Comments:</b> This parking lot is directly South of LOT 1449 and is approximately 0.16 acres of land. There is a large shed on the back of the property. There is also a large tree with small sign for the previous business that is currently covered up with plywood. Paved parking lot offers plenty of room. This would be a good property to purchase if you plan on buying lot 1449. <b>Summer Tax Due:</b> \$405.29	271 MARSHALL ST COLDWATER;	\$5100	
1451	<b>Parcel ID:</b> 304-000-000-126-00; <b>Legal Description:</b> 4 RDS E & W BY 12 RDS N & S IN NW COR OF LOT 179 EXC SLY 6 RDS THEREOF SEC 16 T6S R6W <b>Comments:</b> This corner lot is approximately 0.15 acres of land. Grassy lot with a driveway entrance on Polk Street. Would be a nice spot for a small business or home. <b>Summer Tax Due:</b> \$373.81	281 W CHICAGO ST COLDWATER;	\$2200	

## Saint Joseph

Lot #	Lot Information	Address	Min. Bid	Sold For
9300	<p><b>Parcel ID:</b> 001 009 010 02; <b>Legal Description:</b> E 630 FT OF SE 1/4 SW 1/4 SEC 9 T7S R9W LYG S OF PRAIRIE RIVER. EST 1.1 A. (SPLIT FR/ 001-009-010-00 OCT/11)</p> <p><b>Comments:</b> This lot is approximately 1.1 acres of land. The North portion of the lot runs along the Prairie River. Nice Property. Near farm land out in the country. Quiet area. Would be a cool spot to build. There were a couple canoes down by the river, possibly from the adjacent property owner.</p> <p><b>Summer Tax Due:</b> \$35.11</p>		\$850	
9302	<p><b>Parcel ID:</b> 001 090 028 00; <b>Legal Description:</b> LOT 28 TRAILS END. SEC 14 T7S R9W. <b>Comments:</b> This trailer sits on is approximately 0.38 acres of land. There is a cement mobile home pad. The trailer is tucked away behind some small trees and vegetation. The West portion of the property line is wooded. A large tree in the middle of the lot. Over grown grass. Dirt/gravel driveway. The mobile home looks to be in ok shape but did not enter. You are buying the land. Former owners could potentially return to removed the trailer. Mobile Home Pad; Mobile Home;</p> <p><b>Summer Tax Due:</b> \$46.48</p>	64664 MAPLE LN BURR OAK;	\$1100	
9303	<p><b>Parcel ID:</b> 002 014 038 20; <b>Legal Description:</b> COM AT SWLY COR LOT 8 EDGEWOOD BEACH SEC 14 T6S R9W TH S 65D 38M 53S W 49.55 FT TO W LN YEATTER RD AS POB TH N 23D 37M 19S W ALG SD RD 53.50 FT TH S 86D 58M 41S W 137.50 FT TH S 03D 01M 19S E 50.08 FT TH N 86D 58M 14S E 156.32 FT TO POB. 0.19 A (SPLIT FROM 75-002-014-038-00 OCT 1994) <b>Comments:</b> This house sits on approximately 0.19 acres of land. Grassy back yard with a couple small trees. Small metal shed in the back. This house is in poor shape. There are large holes in the roof. Being open to the elements has cause mold to form on all over the inside of the home. One bedroom one bathroom. This property needs a lot of work before its back in living condition. Nice view of the Lake though. Would be a nice spot to rebuild. Occupied; Mold; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$413.53</p>	58872 YEATTER RD COLON;	\$7200	
9307	<p><b>Parcel ID:</b> 003 033 014 04; <b>Legal Description:</b> COM E 1/4 COR SEC 33 T7S R12W TH S 00D 20M 08S E 1320.6 FT TH S 89D 42M 12S W (REC S 89D 41M 35S W) 1752.48 FT (REC 1751.26 FT) TO POB TH S 89D 42M 12S W (REC S 89D 41M 35S W) 28 FT TH N 12D 38M 28S W (REC N 12D 38M 38S W) 178.44 FT TH N 07D 21M 45S W (REC N 07D 23M 07S W) 94.42 FT (REC 97.97 FT) TH N 74D 16M 21S E (REC N 73D 36M 44S E) 89.71 FT TH S 01D 24M 49S W 292.03 FT (REC S 01D 08M 16S W 293 FT) TO POB. WITH 15 FT EASE TO RIVERSIDE DR &amp; SUBJ TO EASE IN L-599 P-797. <b>Comments:</b> This vacant lot is approximately 0.34 acres of land. It sits behind a house. The lot looks like there may be a small shed on it. The property looks to be landlocked however there is an easement to Riverside Dr.</p> <p><b>Summer Tax Due:</b> \$81.49</p>		\$1800	
9309	<p><b>Parcel ID:</b> 006 006 011 01; <b>Legal Description:</b> S 291.67 FT OF N 2044.75 FT OF E 1/2 NW 1/4 SEC 6 T7S R11W LYG W OF NYC RR R/W. <b>Comments:</b> This house sits on approximately 4.5 acres of land. Open where the house is located but the rest of the property is forested. Large house. Three bedroom two bathroom on main floor. Three bedroom one bathroom on the second floor. There is a large amount of debris and left over personal items in the home. Water heater and furnace are still present in the basement however a water heater has been removed from the second story bathroom. Large cement driveway leads to an attached two car garage. There were two vehicles still on the property. A couple tree limbs has fallen into the home but the only damage appears to have been done to a single gutter. Large grassy front and back yard with large trees throughout. The oven and washer in the kitchen have been removed. Roof over front porch. Wood floors in home. This is a nice property. The house is in overall good condition and doesn't need much more then a deep clean and minor repairs. We don't see many of these properties don't miss your chance!</p> <p><b>Summer Tax Due:</b> \$531.11</p>	62365 CONSTANTINE RD CONSTANTINE;	\$6000	

9313	<b>Parcel ID:</b> 006 050 012 01; <b>Legal Description:</b> LOTS 5 & 6 ROYSTON PLAT. SEC 5 T7S R11W. <b>Comments:</b> This house sits on approximately 0.40 acres. The house is in very poor shape as well as the large two door barn. All of the walls have been gutted down to the studs. The ceilings have been removed. Old ducts and rafters visible. Shingle roof looks ok. Thick vegetation around most of the home. Vinyl siding was in ok shape. The floors are plywood. One section of the floor has been removed completely and is now a dirt floor. Windows are boarded. Heavily overgrown yard. There are a few trees. This house will need a large amount of work or you could demo and start fresh. Quiet out in the country. Foundation Issues; Structural Issues; <b>Summer Tax Due:</b> \$232.34	62901 LUTZ RD CONSTANTINE;	\$4000	
9317	<b>Parcel ID:</b> 008 037 050 01; <b>Legal Description:</b> LOTS 50 51 53 54 & 55 ASSESSOR'S PLAT OF LEONIDAS SECS 16 21 & 22 T5S R9W (COMB -037-050-00 & 037-054-00 FOR 2007) <b>Comments:</b> This building sits on approximately 0.36 acres of land. It is an old ice cream shop. Hook ups for a commercial cooking equipment. One bathroom. The building is in poor condition. The roof has multiple leaks which has caused the ceilings to fall in. Black mold has started to form on the walls due to the extra moisture. The floors are peeling and uneven. This building will require a lot of work to get it back into a functioning commercial building. Large dirt parking lot on the North portion of property. Overgrown vegetation on a large portion of the building. Unable to see utility meters. Roof Issues; Mold; <b>Summer Tax Due:</b> \$369.40	53349 FULTON RD LEONIDAS;	\$15750	
9320	<b>Parcel ID:</b> 009 016 017 05; <b>Legal Description:</b> COM NE COR LOT 25 ASH SUB SEC 16 T6S R11W TH N 78.03 FT TO POB TH SWLY 100 FT TH N 212 FT M/L TO SELY LN ASH RD TH NELY ALG SELY LN TO PNT OPPOSITE OF POB TH S APPX 235 FT TO POB. <b>Comments:</b> This vacant lot is approximately 0.41 acres of land. There was a truck parked on the property last visit. Most likely a neighbor just using the spot for parking. Partially forested. Open grassy spot near the road. Good spot to build or put a mobile. Sev Not Accurate; <b>Summer Tax Due:</b> \$35.98	58771 ASH RD THREE RIVERS;	\$9500	
9321	<b>Parcel ID:</b> 009 045 059 00; <b>Legal Description:</b> LOT 57 ASH SUB #5 SEC 16 T6S R11W. <b>Comments:</b> This vacant lot is approximately 0.28 acres of land. In a neighborhood made up of trailers and modulars. Open grassy lot with a couple trees. Would be a good spot to put a Mobile home. <b>Summer Tax Due:</b> \$23.45	58613 ASH RD THREE RIVERS;	\$6900	
9322	<b>Parcel ID:</b> 009 161 005 00; <b>Legal Description:</b> LOT 5 PLAT OF LIMBERLOST. SEC 32 T6S R11W. <b>Comments:</b> This vacant lot is approximately 1.03 acres of land. In the Limberlost Estates. Forested. Sits between two above average homes. Near the Sauganash Country Club. Would be a great spot to build. <b>Summer Tax Due:</b> \$106.40	17136 LIMBERLOST RD THREE RIVERS;	\$2400	
9323	<b>Parcel ID:</b> 009 161 021 00; <b>Legal Description:</b> LOT 21 PLAT OF LIMBERLOST. SEC 32 T6S R11W. <b>Comments:</b> Vacant lot that is approximately 1.03 acres. In the Limberlost Estates. Forested. Near the Sauganash Country Club. Would be a great spot to build. Nice residential neighborhood. <b>Summer Tax Due:</b> \$106.40		\$2400	
9324	<b>Parcel ID:</b> 009 161 022 00; <b>Legal Description:</b> LOT 22 PLAT OF LIMBERLOST. SEC 32 T6S R11W. <b>Comments:</b> This lot is approximately 1.54 acres of land. The aerial map looks like there is a pond in the far South portion of the property. We walked into the woods but did not see it. Possibly dried up. In the Limberlost Estates. Forested. Near the Sauganash Country Club. Nice neighborhood. Would be a great spot to build. <b>Summer Tax Due:</b> \$143.71		\$2700	
9325	<b>Parcel ID:</b> 009 161 023 00; <b>Legal Description:</b> LOT 23 PLAT OF LIMBERLOST. SEC 32 T6S R11W. <b>Comments:</b> This lot is approximately 1.54 acres. A small corner of the property has Limberlost Estates sign and some type of irrigation plumbing. The rest of the property is forested. Nice chunk of land across the street from Sauganash Golf Club. Would be a great spot to build! <b>Summer Tax Due:</b> \$143.71		\$2700	
9326	<b>Parcel ID:</b> 009 250 004 01; <b>Legal Description:</b> S 70 FT OF FOL: COM 416.5 FT W OF NE COR OF SEC 20 T6S R11W TH W 100 FT TH S 500 FT TH E 100 FT TH N 500 FT TO POB TRACT 46 ST JOE ACRES NO 2 <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. Lots of young trees a few older trees. There is an electric box and a metal fences on the west side of the property. Overgrown vegetation. <b>Summer Tax Due:</b> \$21.93	17910 NELSON RD THREE RIVERS;	\$850	

9330	<b>Parcel ID:</b> 009 300 041 00; <b>Legal Description:</b> COM 1086.8 FT E & 800 FT N OF SW COR OF SEC 9 T6S R11W TH N 100 FT TH E 500 FT TH S 100 FT TH W 500 FT TO POB. TRACT 43. ST JOE ACRES NO 6. <b>Comments:</b> This house sits on approximately 1.15 acres of land. The property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. There was an "unsafe structure" notice posted on the outside of the home. Majority of the siding has been stripped, leaving some parts of the insulation exposed to the elements. Three large trees line up together in the front lawn. An older paved driveway runs along the side of the house and leads to an attached two car garage. There is an additional detached two car garage further East on the property. This garage in the back has roof damage and the garage door has been removed. There was a large hole dug on the side of the home with some piping visible. Large open grassy area behind the home leads to a forested area. This house will no doubt need work to get back into good living condition. Would be a good purchase for someone looking for a project. Has potential. Occupied; <b>Summer Tax Due:</b> \$412.07	57843 PATTERSON LN THREE RIVERS;	\$5000	
9331	<b>Parcel ID:</b> 009 300 052 00; <b>Legal Description:</b> COM 1036.8 FT E & 500 FT N OF SW COR SEC 9 T6S R11W TH N 100 FT TH W 500 FT TH S 100 FT TH E 500 FT TO POB. (TRACT 55 ST JOE ACRES NO 6) <b>Comments:</b> This house sits on approximately 1.15 acres of land. The property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. Grassy front and back yard with a handful of large trees. Mix of wood and vinyl siding is in fair shape but could use a wash and fresh paint. Large pile of debris behind the home. Looks to be a garbage burn pile. A dirt driveway runs along the side of the house. House looks to be in fair shape. Would clean up nice. Occupied; <b>Summer Tax Due:</b> \$227.76	57900 PATTERSON LN THREE RIVERS;	\$2600	
9332	<b>Parcel ID:</b> 009 330 038 00; <b>Legal Description:</b> LOT 35. SUPERVISORS PLAT NO 2. SEC 16 T6S R11W. <b>Comments:</b> This house sits on approximately 0.52 acres of land. Long dirt driveway leads up to the front of the house. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The small house looks to be in fair/good shape. Utilities still active. The vinyl siding could use a power wash. Shingled roof looks to be in fair shape no major damage seen. There is a shed falling apart on the side of the home. Beautiful spot on the River. Occupied; <b>Summer Tax Due:</b> \$318.67	18721 SIXTH AV THREE RIVERS;	\$3300	
9337	<b>Parcel ID:</b> 012 040 055 00; <b>Legal Description:</b> LOT 55 HICKORY HILLS SUB. SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.29 acres of land. It is across the street from Lake Templene. Partially wooded lot. Neighbors have been dumping leaves on the property. Nice spot to build. Next to LOT# 9338 <b>Summer Tax Due:</b> \$45.82		\$1100	
9338	<b>Parcel ID:</b> 012 040 056 00; <b>Legal Description:</b> LOT 56 HICKORY HILLS SUB. SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.48 acres of land. Across the street from Lake Templene. Forested lot. Thick vegetation. Nice spot to build. Good neighborhood. Next to LOT# 9337 <b>Summer Tax Due:</b> \$76.02		\$1500	
9339	<b>Parcel ID:</b> 012 055 117 00; <b>Legal Description:</b> LOT 113 HICKORY HILLS NO. 3 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.67 acres of land. This lot is across the street from Lake Templene. Open lot. Grassy with one large tree near the road. Nice spot to build. <b>Summer Tax Due:</b> \$106.21		\$1900	
9340	<b>Parcel ID:</b> 012 055 118 00; <b>Legal Description:</b> LOT 114 HICKORY HILLS NO. 3 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.7 acres of land. It is across the street from Lake Templene. Dirt drive enters the property and leads into the woods. Pile of rusted metal chick wire fencing sits on the property. Partially wooded. Mostly open and grassy. <b>Summer Tax Due:</b> \$110.68		\$2000	
9341	<b>Parcel ID:</b> 012 055 119 00; <b>Legal Description:</b> LOT 115 HICKORY HILLS NO. 3 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.52 acres of land. It is across the street from Lake Templene. Open grassy lot. Couple younger trees along the road. Would be a nice spot to build. Good area. <b>Summer Tax Due:</b> \$82.73		\$1600	
9342	<b>Parcel ID:</b> 012 055 120 00; <b>Legal Description:</b> LOT 116 HICKORY HILLS NO. 3 SEC 33 T6S R10W. <b>Comments:</b> This vacant lot is approximately 0.5 acres of land. It is across the street from Lake Templene. Open grassy lot. Few younger trees near the road but otherwise just an open field. Nice spot to build Good neighborhood. <b>Summer Tax Due:</b> \$79.37		\$1600	



9343	<b>Parcel ID:</b> 013 011 009 03; <b>Legal Description:</b> S 325 FT OF W 330 FT OF E 660 FT OF W 50 RDS OF SE 1/4 SEC 11 T5S R11W. <b>Comments:</b> This vacant lot is approximately 2.46 acres of land. Large open lot. There is a power pole with an electric meter box but the meter has been removed. Some overgrown grass. Evergreens line the North portion of the property. Some young and old trees near the road and on the East section of the property. Across the street from a cornfield. Quiet country area. There was a building on this property in the past but it has since been removed. The SEV has not been updated to represent this. Sev Not Accurate; <b>Summer Tax Due:</b> \$127.28	20560 MICHIGAN AV THREE RIVERS;	\$25000	
9347	<b>Parcel ID:</b> 014 013 007 00; <b>Legal Description:</b> COM AT PT ON S LN SEC 13 T7S R10W 1258.65 FT E OF S 1/4 STONE OF SEC TH N ON W R/W OF MS HWY M-78 60 FT FROM CEN OF HWY 138.2 FT TO PT OF CURVATURE AT 3 DEG 21' 32" CURVE TH ALG CURVE 875 FT TO POB THE BDRY RNS TH N ALG W R/W OF HWY CURVE 125 FT TH N 56 DEG 24' 40" W 200 FT TH SLY ALG CURVE RNG PRL WITH HWY 139.65 FT TH SELY 200 FT TO POB. <b>Comments:</b> This house sits on 0.8 acres of land. Unfortunately the home has major roof issues. The water that's made its way into the home has caused mold to form on the walls and ceilings. Unable to enter home. Attached two car garage. The garage is in poor shape as well. The door has been removed and there are large holes in the walls. Gravel driveway. Overgrown front lawn with trees throughout. Brick foundation looks solid. Wheel chair accessible ramp lead to the front entrance. Meters have been removed. Across the street from a Marathon Gas station. This house needs a lot of work. Be prepared. Roof Issues; Mold; <b>Summer Tax Due:</b> \$486.01	64802 M 66 STURGIS;	\$8200	
9348	<b>Parcel ID:</b> 014 018 008 00; <b>Legal Description:</b> N 863.17 FT OF E 1/2 NE 1/4 NE 1/4 SEC 18 T7S R10W. 13.08 A M/L <b>Comments:</b> This house sits on approximately 13.08 acres of land. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. Utilities were active. There is a modular home in good shape. Vinyl siding in good shape. Shingled roof looked fine. There is a very large barn across the half circle dirt driveway from the house. A few vehicles were present on the property at the time of inspection. An old trailer was parked further into the lot. There is a large pile of mostly wood planks. Other smaller piles of trash and debris were present as well. The storage barn has a dirt driveway along its side. The barn is old but looks to be in fair shape. The North portion of the property is forested. The South portion of the property is farm land with Corn currently being grown. There was a circle cement pad next to the farm land that looks to be from an old silo. There was also another cement slab between the house and the barn. Possibly from a previous garage or mobile. This is a very nice property. Lot of value here. Occupied; Crop Or Nursery Planting; Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$1,277.14	64044 SHIMMEL RD STURGIS;	\$9900	
9349	<b>Parcel ID:</b> 014 200 013 00; <b>Legal Description:</b> LOT 13 LEISTER PERRIN'S HIDDEN LAKE SUB SEC 24 T7S R10W. (COMB W/ 014-200-013-01 DEC/15) <b>Comments:</b> This vacant lot is approximately 1.38 acres of land. There are a few large trees and some overgrown shrubs. This property is on a slope. The East portion of the property backs up to a pond. Wetland Indicators; <b>Summer Tax Due:</b> \$48.88		\$1200	
9351	<b>Parcel ID:</b> 014 260 243 00; <b>Legal Description:</b> LOT 243 THUNDERBIRD BEACH SEC 34 T7S R10W. <b>Comments:</b> This vacant lot is approximately 0.2 acres of land. Across the street from Minnewaukan Lake. An electric post was standing on the lot. Mostly open grass land with a tree line along the street side. <b>Summer Tax Due:</b> \$21.72		\$650	
9352	<b>Parcel ID:</b> 014 260 244 00; <b>Legal Description:</b> LOT 244 THUNDERBIRD BEACH. SEC 34 T7S R10W. <b>Comments:</b> This vacant lot is approximately 0.21 acres of land. It is across the street from Minnewaukan Lake. A storage building was found on the lot, but was not entered. Not sure if the building is part of the property. The aerial images do not show a structure. The building is in good shape. One garage door. Wood siding in good shape. Metal roof looks good as well. Overgrown vegetation. Lawn mower and some debris. Nice spot to build. <b>Summer Tax Due:</b> \$21.72		\$650	
9354	<b>Parcel ID:</b> 016 120 070 01; <b>Legal Description:</b> S 1/2 OF LOT 69 CEDAR RIDGE LAKE EST. SEC. 3 T8S R11W. <b>Comments:</b> This vacant lot is approximately 0.69 acres of land. Thick vegetation and large tree make up most of this lot. Terrain Challenged; <b>Summer Tax Due:</b> \$27.44		\$800	

9355	<b>Parcel ID:</b> 040 130 071 00; <b>Legal Description:</b> LOT 1 BLK 12 EXC W 26 FT. ORIG PLAT. VIL OF BURR OAK. <b>Comments:</b> This house sits on approximately 0.18 acres of land. This is an older brick home that looks like it was in the process of being renovated. Unfortunately the structural integrity looks weak. Lots of cracking bricks. Uneven floor joists. There is a visible opening at the roof flashings. Shingles are old and peeling. Most of the building has been gutted down to the studs. Small Michigan basement that is accessible only from the outside of the home. The house will need a lot of work before its back in living condition. The back mud room and a bed room were the only rooms still intact. Mold was starting to form due to the roof being exposed to the elements. Dirt driveway leads to a detached two car garage with swing open doors. This is definitely a project. Any brave carpenters up for the challenge. Roof Issues; Incomplete Construction; Mold; Structural Issues; <b>Summer Tax Due:</b> \$300.15	146 S THIRD ST BURR OAK;	\$7300	
9357	<b>Parcel ID:</b> 040 777 039 00; <b>Legal Description:</b> COM AT PT 624.77 FT S & 288.75 FT W OF CEN SEC 23 T7S R9W VILL OF BURR OAK TH W 279.09 FT TH N 337.98 FT TH E 279.09 FT TH S 346.83 FT TO POB 2.19 A M/L <b>Comments:</b> These building sit on approximately 2.19 acres of land. There is a large amount of debris on this land. It looks like there was a lot of metal scraping and auto work done on the property. Multiple large barrels that look like they hold oil. Possible contamination. The garage door has been removed. Metal roofs on the barn and garage nearest to the road. The garage behind the barn is in very poor shape. Possible chicken coop holder. The barn looks old. Electric meter still hooked up but service has been turned off. Large amount of tires. This property would be a nice spot to build after its cleaned up. At the end of the road to there's limited car traffic. Next to a nicely mowed grass field and farmland. Contamination Indicators; <b>Summer Tax Due:</b> \$123.88	106 MILL ST BURR OAK;	\$9700	
9381	<b>Parcel ID:</b> 052 040 288 01; <b>Legal Description:</b> S 1/2 OF LOT 8 BLK 27. ORIG PLAT CITY OF STURGIS. <b>Comments:</b> This vacant lot is approximately 0.1 acres of land. Sits between two houses. Close to downtown Sturgis. Grassy open lot with no trees. Backs up to a privacy fence. Driveway entrance at road. <b>Summer Tax Due:</b> \$84.29	307 JOHN STREET STURGIS;	\$3900	
9382	<b>Parcel ID:</b> 052 040 292 00; <b>Legal Description:</b> LOT 11 BLK 27 EXC S 8 FT. ORIG PLAT. CITY OF STURGIS. <b>Comments:</b> This house sits on approximately 0.18 acres of land. This property was occupied on last visit. Please use caution and be respectful if you plan on visiting this property in person. The gutters over the front door appear to be coming loose. A dirt driveway runs along the side of the house and leads to a detached garage. A few shingles look quite worn. Mix of wood and metal siding. Shingled roof looks older some peeling. Lots of debris in the back yard. Occupied; <b>Summer Tax Due:</b> \$912.59	207 N JEFFERSON STREET STURGIS;	\$4100	
9387	<b>Parcel ID:</b> 052 090 071 00; <b>Legal Description:</b> LOT 6 BLK 8. BROADUS ADD. CITY OF STURGIS. <b>Comments:</b> This house sits on approximately 0.20 acres of land. Unfortunately this house is very dirty and is full of debris and garbage. There looks to have been many animals living inside the home. This house needs a deep cleaning. No basement. Water heater, furnace, and breaker box all on main floor. Two bedroom one bathroom. Nice front yard. Driveway entrance at road. Overgrown vegetation around home. This house needs work. Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$573.06	215 FIRST STREET STURGIS;	\$3100	
9389	<b>Parcel ID:</b> 052 300 057 00; <b>Legal Description:</b> LOT 64. HAGERMAN & FREELAND 2ND ADD CITY OF STURGIS. <b>Comments:</b> This house sits on approximately 0.17 acres of land. Unfortunately this house had a condemned notice posted. So please use caution if visiting this property in person. If interest please contact the county for more information on the condemnation. Cement front porch. Roof over the porch is close to falling over, held up by one pillar. Residential neighbor close to the City of Sturgis. Grassy back yard with a few trees. The house is full of garbage and debris. The house is in overall poor shape and will need a large amount of work to get back into living condition. Be prepared. Roof Issues; Mold; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$1,141.42	602 N PROSPECT STURGIS;	\$5500	
9392	<b>Parcel ID:</b> 052 630 072 00; <b>Legal Description:</b> LOT 69 EXC E 112 FT. F W WAITS ADD. CITY OF STURGIS. <b>Comments:</b> This vacant lot is approximately 0.23 acres of land. Open grassy lot with a handful of trees that provide ample shade. There was a building on this property but has since been demo'd and removed. The SEV has not been updated since the buildings removal. Nice neighborhood. Would be a good spot to built a small home or storage barn. Sev Not Accurate; <b>Summer Tax Due:</b> \$169.04	604 S CLAY STREET STURGIS;	\$16250	

9393	<b>Parcel ID:</b> 052 290 169 00; <b>Legal Description:</b> LOT 172. HAGERMAN & FREELAND ADD. CITY OF STURGIS. <b>Comments:</b> This vacant lot is approximately 0.14 acres of land. Sits in between two houses. Residential neighborhood near the City of Sturgis. Grassy open lot with a handful of large trees. Driveway entrance at the road. It looks like a house was once on this property but has since been removed. SEV may not be accurate. Sev Not Accurate; <b>Summer Tax Due:</b> \$24.98	410 SUSAN STURGIS;	\$500	
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# 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.