

Public Land Auction

Muskegon

September 25th, 2020

Muskegon County



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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





Facebook.com/TaxSaleInfo

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

ONLINE VIA OUR WEBSITE

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

If you do not have internet access, **you can submit an absentee bid by e-mailing or calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

2020 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

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

Rules and Regulations

1. Registration

Registration for live on-site auctions will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

2. Properties Offered

A. Overview

"**Foreclosing Governmental Unit**" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 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. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit, as liquidated damages, any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

Buyers will be responsible for all procedures and legal requirements for conducting evictions. Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. **IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.**

B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered personal property. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

C. Applicability of These Rules and Regulations

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

These Rules and Regulations are subject to change and should be reviewed frequently.

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Muskegon

Lot #	Lot Information	Address	Min. Bid	Sold For
7106	Parcel ID: 02-691-000-0038-00; Legal Description: MONTAGUE TOWNSHIP PARKWOOD MOBILE VILLAGE #1 LOT 38 Comments: Seems to be structurally fine. 1516 sf, 2 baths Mobile Home; Summer Tax Due: \$253.92	10630 PARKWOOD DR MONTAGUE;	\$2800	
7115	Parcel ID: 04-350-011-0020-00; Legal Description: BLUE LAKE TOWNSHIP PLAT OF FRUITVALE LOTS 20 & 21 BLK 11 SEC 5 T12N R16W Comments: Vacant lot in the country on a paper road. None more paper. Summer Tax Due: \$3.33	MONTAGUE;	\$450	
7116	Parcel ID: 04-530-002-0030-00; Legal Description: BLUE LAKE TOWNSHIP SUPERVISOR'S PLAT OF LAKEVIEW ADDITION TO FRUITVALE LOTS 30-35 INC BLK 2 SEC 3 T12N R16W Comments: 30x100 lot on a paper road. Useful if you are adjacent. Summer Tax Due: \$10.20	HOLTON;	\$550	
7117	Parcel ID: 04-550-005-0001-00; Legal Description: BLUE LAKE TOWNSHIP LITTLE BLUE LAKE ADDITION TO LAKEWOOD LOTS 1 TO 11 BLK 5 SEC 33 T12N R16W Comments: 125x30 lot on Russell Rd Summer Tax Due: \$21.78	TWIN LAKE;	\$850	
7118	Parcel ID: 04-720-025-0035-00; Legal Description: BLUE LAKE TOWNSHIP RIVERSIDE ADDITON TO FRUITVALE LOTS 35 & 36 BLK 25 SEC 5 T12N R16W Comments: Landlocked vacant lot. Nearest civilization is 4th St Summer Tax Due: \$3.33	MONTAGUE;	\$450	
7127	Parcel ID: 05-034-200-0003-00; Legal Description: HOLTON TOWNSHIP SEC 34 T12N R15W N 331 FT OF W 145 OF E 555 FT OF E 1/2 OF NE 1/4. Comments: Roughly one acre 145x331 Summer Tax Due: \$71.29	6527 CRYSTAL LAKE RD HOLTON;	\$1400	
7129	Parcel ID: 06-102-100-0006-30; Legal Description: FRUITLAND TOWNSHIP SEC 2 T11N R17W COM AT A PT AT THE INTERSECTION OF THE N&S W 1/8 LN & N LINE OF P M RR R/WAY TH N 297 FT TH E 297 FT FOR POB TH CONT E 33 FT TH S TO N LN OF SD P M RR R/WAY TH NWLY ALG SD R/WAY TO A PT DUE S OF POB TH N 330 FT M/L TO POB Comments: Landlocked 33' wide strip behind some houses Summer Tax Due: \$4.84	DURHAM RD WHITEHALL;	\$500	
7130	Parcel ID: 06-114-300-0001-10; Legal Description: FRUITLAND TOWNSHIP SEC 14 T11N R17W E 275 FT OF NW 1/4 OF SW 1/4. Comments: 8.13 acres, with 275 feet on Todd Rd. This lot is adjacent to Lot 7131 in this same auction. Summer Tax Due: \$82.00	TODD RD WHITEHALL;	\$1700	
7131	Parcel ID: 06-114-300-0002-00; Legal Description: FRUITLAND TOWNSHIP SEC 14 T11N R17W NE 1/4 OF SW 1/4 Comments: 39 Acres on Todd Rd. This parcel is adjacent to Lot 7130 in this same auction. Summer Tax Due: \$287.57	TODD RD WHITEHALL;	\$5000	
7132	Parcel ID: 06-126-300-0003-40; Legal Description: FRUITLAND TOWNSHIP SEC 26 T11N R17W S 1/4 OF W 1/2 OF SW 1/4 OF SW 1/4 Comments: 4.33 acres, northeast corner of Weber and McMillan Summer Tax Due: \$145.32	N WEBER RD MUSKEGON;	\$2000	
7142	Parcel ID: 07-030-300-0002-10; Legal Description: DALTON TOWNSHIP SEC 30 T11N R16W THE E 200 FT OF THE W 500 FT OF THE N 330 FT OF THE NW 1/4 OF SW 1/4 Comments: 200x300 vacant lot on Tyler Rd Summer Tax Due: \$27.87	W TYLER RD MUSKEGON;	\$1100	
7145	Parcel ID: 07-032-300-0004-10; Legal Description: DALTON TOWNSHIP SEC 32 T11N R16W TH S 333 FT OF THE FOL DESC: TH W 149 FT OF TH E 1/2 OF W 1/4 OF SW 1/4 OF SW 1/4 Comments: 149x300 lot on W River Rd Summer Tax Due: \$53.69	W RIVER RD MUSKEGON;	\$1300	
7146	Parcel ID: 07-033-100-0007-00; Legal Description: DALTON TOWNSHIP SEC 33 T11N R16W S 66 FT OF N 561 FT OF E 1/2 OF NW 1/4 Comments: Run down house with 2.95ish acres. This property is adjacent to Lot 7147 in this same auction. Lots of debris in the backyard. Summer Tax Due: \$188.24	2915 STRAND RD MUSKEGON;	\$13500	

7147	Parcel ID: 07-033-100-0008-00; Legal Description: DALTON TOWNSHIP SEC 33 T11N R16W S 99 FT OF N 660 FT OF E 1/2 OF NW 1/4 Comments: Approximately 2.44 acres, full of debris. This parcel is adjacent to Lot 7146 in this same auction. Summer Tax Due: \$56.01	STRAND RD MUSKEGON;	\$3900	
7153	Parcel ID: 07-646-000-0144-00; Legal Description: DALTON TOWNSHIP NEW HORIZONS ESTATES NO 6 LOT 144 SEC 7 T11N R16W Comments: Wooded 122x250 lot in manufactured home community Summer Tax Due: \$47.72	DANC DR TWIN LAKE;	\$1200	
7156	Parcel ID: 08-001-200-0003-03; Legal Description: CEDAR CREEK TOWNSHIP SEC 1 T11N R15W PT OF E 1/2 OF THE NE FRCTL 1/4 SEC 1 DESC AS BEG ON THE E LINE OF SD SEC 1 AT A PT WHICH IS S 00 DEG 06 MIN 50 SEC W 577.11 FT ALG SD E LINE FROM NE COR OS D SEC ; TH S 00 DEG 06 MIN 50 SEC W 235.00 FT ALG E LINE OF SD SEC; TH S 89 DEG 37 MIN 30 SEC W 694.84 FT TO A PT ON E LINE OF A CONSUMERS POWER COMPANY PARCEL; TH N 29 DEG 22 MIN 30 SEC W 268.68 FT ALG SD E LINE OF A CONSUMERS POWER COMPANY PARCEL; TH N 89 DEG 37 MIN 30 SEC E 827.11 FT TO POB. PARCEL IS SUBJECT TO HIGHWAY RIGHTS OVER THAT PT THEREOF LYING ESTLY OF A LINE WHICH IS 50.0 FT W OF AND PARALLEL WITH THE CENTERLINE OF MAPLE ISLAND RD Comments: 4.1 acres on Maple Island Rd Summer Tax Due: \$73.97	MAPLE ISLAND RD HOLTON;	\$1700	
7157	Parcel ID: 08-185-000-0006-00; Legal Description: CEDAR CREEK TOWNSHIP SEC 11 T11N R15W DON SNOW CAMP LOTS 6, 7, 26, 39, 59, 60, 75 76 Comments: Vacant lot (house burned and was demolished) with lake access on Duck Lake (Cedar Creek Township) across the street. Summer Tax Due: \$61.39	5854 MAPLE ST TWIN LAKE;	\$10250	
7159	Parcel ID: 09-012-400-0023-10; Legal Description: LAKETON TOWNSHIP SEC 12 T10N R17W ALL THAT PART OF THE W 175.5 FT OF THE E 643.5 FT OF THE E 1/2 OF SE 1/4 LYING S OF C/L OF BEAR CREEK AND N OF NORTH CITY LIMITS OF THE CITY OF NORTH MUSKEGON Comments: Landlocked sliver lot that may be underwater Summer Tax Due: \$37.12	WITHAM DR MUSKEGON;	\$950	
7160	Parcel ID: 09-022-200-0022-10; Legal Description: LAKETON TOWNSHIP SEC 22 T10N R17W COM AT NE COR OF SEC 22 TH W ON SEC LN 28 CH TH S 32D 50M W 735.9 FT TH S 75D E 328 FT TH TO POB TH S 0D 30M E 25 FT TH S 75D E 171 FT TH N 0D 30M W 25 FT TH N 75D W 171 FT Comments: Small landlocked lot that is the "way back" yard of three houses Summer Tax Due: \$5.56	VACANT;	\$500	
7179	Parcel ID: 10-035-100-0003-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 35 T10N R16W COM 33 FT E AND 235.5 FT S OF THE NW COR TH E 153.10 FT TH S 117.50 FT TH W 120.10 FT TH N 117.50 FT TO THE POB THE S 50 FT FOR ROAD PURPOSES ALSO COM NW COR TH N 89D 13M 07S E ALONG THE N LN 153.10 FT TH S 00D 07M 04S W PAR WITH THE W LN 235.5 FT TO POB TH N 89D 13M 07S E PAR WITH N LN 66 FT TH S 00D 07M 04S W PAR WITH W LN 92.5 FT TH S 89D 13M 07 S W PAR WITH N LN 66 FT TH N 00D 07M 04S E PAR WITH W LN 92.5 FT TO POB. Comments: 768 sf, 1 bath, .46 acres. Disclosure: this property was associated with a violent criminal act in recent years. Summer Tax Due: \$207.77	1842 S SHERIDAN DR MUSKEGON;	\$5500	
7183	Parcel ID: 10-190-000-0009-20; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 6 T10N R16W SUPVR'S PLAT OF BIDDLE LAND COM @ SE COR LOT 9, TH N 100 FT ALG RUSSELL RD, TH W 150 FT, TH S 100 FT, TH E 150 FT TO POB Comments: 100x150 vacant lot on Russell Rd Summer Tax Due: \$9.72	RUSSELL RD MUSKEGON;	\$600	
7187	Parcel ID: 10-400-000-0094-20; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 27 T10N R16W HOME GARDENS ALL THE W 135 FT LOT 94 EX N 110 FT Comments: OCCUPIED house in nice shape. 896 sf, 2 BR, 1 B Summer Tax Due: \$217.42	1244 EAST ST MUSKEGON;	\$7600	
7191	Parcel ID: 10-600-000-0059-00; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 22 T10N R16W LOT FIFTY-NINE (59) OF SUPERVISOR'S PLAT OF MARQUETTE AVENUE SUBDIVISION Comments: OCCUPIED house. 1200 sf, 3 BR, 1 B. Summer Tax Due: \$253.57	610 WEST ST MUSKEGON;	\$4400	
7206	Parcel ID: 10-795-002-0015-10; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W TRIERWEILER'S SUBD THAT PART OF LOT 15, BLK 2, DESC AS COM @ PT ON E LN SD LOT 15 BLK 2 60 FT S OF NE COR SD LOT, TH W 174 FT TH S 120 FT, TH E 174 FT, TH N 120 FT TO POB Comments: 120x174 landlocked lot Summer Tax Due: \$7.45	E RIVER RD MUSKEGON;	\$550	

7207	Parcel ID: 10-795-002-0015-40; Legal Description: MUSKEGON CHARTER TOWNSHIP SEC 5 T10N R16W TRIERWEILER'S SUB'D PART OF LOT 15, BLK 2, COM 150 FT S OF NE COR LOT 5, BLK 2, SD SUB'D, TH W 297 FT, TH S 420 FT, TH E 297 FT, TH N 420 FT TO POB Comments: Landlocked 2.86 acres Summer Tax Due: \$21.78	E RIVER RD MUSKEGON;	\$800	
7216	Parcel ID: 11-027-100-0020-50; Legal Description: EGELSTON TOWNSHIP SEC 27 T10N R15W S 20FT OF N 1500 FT OF THE E 200 FT OF THE W 433 FT OF W 1/2 OF THE W 1/2 OF SD SEC Comments: 22x202 vacant lot on Hilton Park Rd Summer Tax Due: \$59.64	S HILTON PARK RD MUSKEGON;	\$2200	
7224	Parcel ID: 11-360-033-0019-50; Legal Description: EGELSTON TOWNSHIP LAKE VIEW PARK N 12 FT OF LOT 19 BLK 33 Comments: Vacant lot that is part of someone's backyard Summer Tax Due: \$5.02	VISTA TER MUSKEGON;	\$500	
7231	Parcel ID: 12-010-400-0011-00; Legal Description: MOORLAND TOWNSHIP SEC 10 T10N R14W W 75 FT OF S 183 FT OF E 5 A OF W 10 A OF S 1/2 OF S 1/2 OF SE 1/4. Comments: Single wide that has been removed of its siding. Mobile Home; Summer Tax Due: \$162.86	11662 WHITE RD RAVENNA;	\$3800	
7238	Parcel ID: 15-020-100-0021-00; Legal Description: FRUITPORT CHARTER TOWNSHIP SEC 20 T9N R15W S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 OF NW 1/4 2.5 AC SUBJ TO RD ROW OVER E 33 FT SUBJ TO ELECTRIC EASEMENT 4158/202 Comments: 165x660 vacant lot on Cooley Rd Summer Tax Due: \$544.07	COOLEY RD FRUITPORT;	\$3000	
7240	Parcel ID: 15-110-100-0008-00; Legal Description: FRUITPORT CHARTER TOWNSHIP SEC 10 T9N R16W BEG 362.23 FT W OF SE COR OF NW 1/4 TH W 596.2 FT ALG S LN NW 1/4 TH N 15D 39M W 150.92 FT TH N 48D 57M W 168.88 FT TH N 24D W 175.01 FT TH S 66D 23M E 936.85 FT TH S 24D 21M W 55.92 FT TO POB 3.35 AC WETLAND/UNBUILDABLE Comments: 3.35 acres--the good news. The bad news--it is a landlocked gully that is everyone in the surrounding property's backyard. Wetland Indicators; Irs Lien - 2020-06-29; Summer Tax Due: \$55.56	ELLEN ST MUSKEGON;	\$750	
7251	Parcel ID: 15-320-000-0006-00; Legal Description: FRUITPORT CHARTER TOWNSHIP SUPER PLAT OF DE FEYTERS SUB THAT PART OF LOT 6 DESC AS FOLLOWS: COM AT SW COR OF LOT 6 TH N 75 FT TH E 57 FT TH N 24 FT TH E 32 FT TH S 24 FT TH E 40 FT TH S 24 FT TH E 32 FT TH N 24 FT TH E 47 FT TH S 75 FT TH W 208 FT TO POB SEC 2 T9N R16W Comments: Small house in rough shape. 528 sf, 1 BR, 1 B Summer Tax Due: \$780.66	3288 S WALKER RD MUSKEGON;	\$4400	
7261	Parcel ID: 16-010-200-0008-00; Legal Description: SULLIVAN TOWNSHIP SEC 10 T9N R15W S 350 FT OF N 660 FT OF E 132 FT OF NW 1/4 OF NE 1/4 Comments: OCCUPIED manufactured home, 1056 sf, 3 BR, 2 B Mobile Home; Occupied; Summer Tax Due: \$362.20	3461 STEINER RD FRUITPORT;	\$4500	
7266	Parcel ID: 21-225-000-0095-00; Legal Description: CITY OF MONTAGUE ELLENWOOD LANDING CONDO UNIT 95 Comments: Boat slip number 95 Association Fees; Summer Tax Due: \$319.66	8542 ELLENWOOD DR 95 MONTAGUE;	\$1700	
7276	Parcel ID: 24-121-300-0126-00; Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 77 1/2 FT OF W 110 1/2 FT OF S 67 FT OF N 297 FT SW 1/4 SW 1/4 SW 1/4 Comments: 77x67 vacant lot in the City of Muskegon Summer Tax Due: \$20.27	810 ALLEN AVE MUSKEGON;	\$2200	
7284	Parcel ID: 24-165-000-0041-00; Legal Description: CITY OF MUSKEGON BOLEMA GROVE SUBD PART OF BLK 2 R P EASTONS 2ND SUBD OF PART OF SEC 32 T10N R16W LOT 41 Comments: OCCUPIED house in Marsh Field Neighborhood. Potential fixer-upper. Summer Tax Due: \$239.82	1947 MANZ ST MUSKEGON;	\$5100	
7290	Parcel ID: 24-185-101-0011-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 11 BLK 101 Comments: 40x124 Vacant lot in Marsh Field Neighborhood Summer Tax Due: \$27.43	1657 ELWOOD ST MUSKEGON;	\$2100	
7292	Parcel ID: 24-185-105-0003-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL N 40 FT LOT 3 BLK 105 Comments: House in Marsh Field Neighborhood. Potential fixer upper or investment property. 1430 sf, 3 BR, 1 B Summer Tax Due: \$206.47	1690 WOOD ST MUSKEGON;	\$12500	

7304	Parcel ID: 24-188-009-0014-00; Legal Description: CITY OF MUSKEGON CASTENHOLZ GROVE #2 LOTS 14 & 15 BLK 9 Comments: OCCUPIED house in Oakview Neighborhood. 1218 sf, 2 BR, 1 B. Good shape. Summer Tax Due: \$312.92	1186 E FOREST AVE MUSKEGON;	\$8100	
7315	Parcel ID: 24-205-023-0003-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 W 1/2 LOT 2 ALL OF LOTS 3 4 & 5 BLK 23 Comments: Old Church in Jackson Hill Neighborhood. 2604 sf. Belfry has not been inspected for bats. Summer Tax Due: \$813.38	509 JACKSON AVE MUSKEGON;	\$13250	
7317	Parcel ID: 24-205-046-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 46 Comments: 66x74 vacant lot in Angell Neighborhood Summer Tax Due: \$16.69	457 ORCHARD AVE MUSKEGON;	\$950	
7318	Parcel ID: 24-205-049-0016-40; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 66 FT LOT 16 BLK 49 EXC S 2 RODS Comments: 66x74 vacant lot in Angell Neighborhood. Summer Tax Due: \$19.08	594 ORCHARD AVE MUSKEGON;	\$850	
7319	Parcel ID: 24-205-049-0019-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 PRT LOT 19 BLK 49 DESC AS FOL COM @ POINT OF S LN ORCHARD ST 121 FT E OF W LN SD LOT 19 TH E ALG S LN ORCHARD ST 55 FT TH S 155 FT M/L TO ALLEY TH W 55 FT TH N 155 FT M/L TO POB Comments: Boarded up house in rough shape. Angell Neighborhood. 1368 sf, 4 BR, 1 B Summer Tax Due: \$209.66	573 ORCHARD AVE MUSKEGON;	\$4700	
7331	Parcel ID: 24-205-053-0003-20; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 44 FT LOT 3 & W 44 FT OF E 110 FT OF N 33 FT LOT 5 BLK 53 Comments: 44x132 vacant lot in Angell Neighborhood Summer Tax Due: \$11.17	577 AMITY AVE MUSKEGON;	\$750	
7335	Parcel ID: 24-205-059-0008-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 13 FT LOT 7 & ALL LOT 8 BLK 59 Comments: OCCUPIED house in good shape, Angell Neighborhood on main street. 1212 sf, 4 BR, 1 B Summer Tax Due: \$168.49	616 E APPLE AVE MUSKEGON;	\$2800	
7350	Parcel ID: 24-205-102-0012-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 102 LOT 12 Comments: House in Marsh Field Neighborhood. Was multi unit. 1494 sf, 3 BR, 2 B. Investment opportunity. Summer Tax Due: \$253.92	548 E DALE AVE MUSKEGON;	\$5700	
7353	Parcel ID: 24-205-199-0007-10; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 SELY 100 FT LOT 7 BLK 199 Comments: 66x140 vacant lot in Angell/Jackson Hill Summer Tax Due: \$5.33	278 MYRTLE AVE MUSKEGON;	\$600	
7362	Parcel ID: 24-205-236-0013-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 13 BLK 236 Comments: OCCUPIED house in McLaughlin Neighborhood. Walking distance to downtown. Fixer upper or investment property. 1320 sf, 3 BR, 1.5 B Summer Tax Due: \$163.28	241 DELAWARE AVE MUSKEGON;	\$3600	
7366	Parcel ID: 24-205-247-0010-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 WLY 46 FT LOT 10 & WLY 46 FT OF N 14 FT LOT 9 BLK 247 Comments: OCCUPIED House in McLaughlin Neighborhood. Walking distance to downtown. 868 sf, 2 BR, 1 B. Fixer upper or investment property. Summer Tax Due: \$133.28	341 IONA AVE MUSKEGON;	\$4400	
7367	Parcel ID: 24-205-249-0003-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 3 BLK 249 Comments: 33x132 vacant lot in McLaughlin Neighborhood Summer Tax Due: \$15.50	1168 AMBROSIA ST MUSKEGON;	\$800	
7369	Parcel ID: 24-205-250-0004-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 E 50 FT LOT 4 BLK 250 Comments: House in McLaughlin Neighborhood in rough shape. Secured, mainly. 1224 sf, 3 BR, 1 B. Roll up your sleeves and make it a project. Summer Tax Due: \$136.70	318 CATHERINE AVE MUSKEGON;	\$2900	

7373	Parcel ID: 24-205-260-0002-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 45 FT OF W 112 FT LOT 2 BLK 260 Comments: 45x112 vacant lot in McLaughlin Neighborhood Summer Tax Due: TBA	1278 PINE ST MUSKEGON;	\$450	
7375	Parcel ID: 24-205-267-0010-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLK 267 Comments: 66x122 vacant lot in McLaughlin Neighborhood. Camping is not allowed, but present Summer Tax Due: \$17.89	1355 PINE ST MUSKEGON;	\$850	
7385	Parcel ID: 24-205-292-0009-10; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 1/2 LOT 9 BLK 292 Comments: 30x131 vacant lot in McLaughlin Neighborhood. Automobile is not included in the sale. Summer Tax Due: \$15.50	1692 HOYT ST MUSKEGON;	\$800	
7410	Parcel ID: 24-205-418-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 BLK 418 Comments: 49x165 vacant lot in Nelson Neighborhood Summer Tax Due: \$28.63	1500 PARK ST MUSKEGON;	\$1000	
7413	Parcel ID: 24-205-433-0001-00; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 1 & N 41.25 FT LOT 5 BLK 433 Comments: OCCUPIED House in Nims Neighborhood. 865 sf, 3 BR, 1 B Newer windows and siding Summer Tax Due: \$169.30	1560 BEIDLER ST MUSKEGON;	\$5100	
7416	Parcel ID: 24-205-454-0010-30; Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 S 41 FT LOTS 10 & 11 BLK 454 Comments: House in Nims Neighborhood. 2152 sf, 5 BR, 3 B. Fixer upper or investment property. House boarded, mannequin in front window behind curtain. Summer Tax Due: \$193.83	1733 BEIDLER ST MUSKEGON;	\$3200	
7418	Parcel ID: 24-205-462-0006-00; Legal Description: CITY OF MUSKEGON REVISED PLAT 1903 W 43 FT OF LOT 6, LOTS 7-9 & 1/2 ALL VAC ALLEYS ADJ SD LOTS (ENTIRE VAC ALLEY BETWN LOT 6 & LOTS 7-9, & E 1/2 OF VAC ALLEY ADJ 9 & S 1/2 OF E 43 FT OF VAC ALLEY ADJ LOT 6) EXCL THE S 15 FT OF THE W 43 FT OF LOT 6 AND THE S 15 FT OF LOT 7 AND THE S 15 FT OF VAC ALLEY BETWN LOTS 6 & 7 Summer Tax Due: \$144.37	1770 6TH ST MUSKEGON;	\$7700	
7443	Parcel ID: 24-232-012-0008-00; Legal Description: CITY OF MUSKEGON DENNIS SMITH & COS SOUTH SIDE ADD LOT 8 BLK 12 Comments: 50x124 lot in the City of Muskegon Summer Tax Due: \$29.82	1856 COMMERCE ST MUSKEGON;	\$1000	
7455	Parcel ID: 24-420-000-0029-00; Legal Description: CITY OF MUSKEGON HARBOUR TOWNE MARINA CONDOMINIUM UNIT 29 Comments: Giant duck not included. Association Fees; Summer Tax Due: \$91.03	3429 FULTON AVE MUSKEGON;	\$2100	
7467	Parcel ID: 24-590-001-0030-00; Legal Description: CITY OF MUSKEGON MARCOUX SUB DIV OF BLK 38 LOT 30 & S 14 FT LOT 3 BLK 1 & VAC ADJ ALLEY Comments: OCCUPIED house in Angell Neighborhood 666 sf (really), 2 BR, 1 B Summer Tax Due: \$97.08	625 S GETTY ST MUSKEGON;	\$2100	
7468	Parcel ID: 24-595-000-0044-00; Legal Description: CITY OF MUSKEGON MELLEMA SUB DIVISION LOT 44 Comments: 40x115 vacant lot in Oakview Neighborhood. Car sold seperatly, not part of this sale. Summer Tax Due: \$27.43	839 TURNER AVE MUSKEGON;	\$2400	
7470	Parcel ID: 24-610-000-0033-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 1 LOT 33 Comments: Vacant lot in Marquette Neighborhood 52x161 Summer Tax Due: \$16.73	1415 DUDLEY AVE MUSKEGON;	\$750	
7472	Parcel ID: 24-611-000-0219-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 219 Comments: 72x131 vacant lot, complete with disassembled tree Summer Tax Due: \$32.21	1491 WESLEY AVE MUSKEGON;	\$1100	
7473	Parcel ID: 24-611-000-0220-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 220 Comments: 72x131 vacant lot Summer Tax Due: \$32.21	1483 WESLEY AVE MUSKEGON;	\$1100	

7476	Parcel ID: 24-611-000-0281-10; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 W 28 FT LOT 280 & E 34.5 FT LOT 281 Comments: OCCUPIED house in Marquette Neighborhood. 984 sf, 3 BR, 1.5 B. In good shape. Fixer upper or investment property. Summer Tax Due: \$288.12	1491 ALBERT AVE MUSKEGON;	\$4200	
7479	Parcel ID: 24-611-000-0425-00; Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 2 LOT 425 Comments: Small house in Marquette Neighborhood, needs complete updating, 620 sf, 2 BR, 1 B, close to Marquette Elementary and Beukema Playfield. Summer Tax Due: \$139.78	1232 DUCEY AVE MUSKEGON;	\$3100	
7484	Parcel ID: 24-620-001-0005-00; Legal Description: CITY OF MUSKEGON MUSKEGON VALLEY FURNITURE COS SUB DIV OF PART OF BLK 98 LOT 5 BLK 1 Comments: House in Angell Neighborhood, appears to be targeted for demolition, 1250 sf, 4 BR, 2 B Summer Tax Due: \$232.78	769 CATAWBA AVE MUSKEGON;	\$4100	
7491	Parcel ID: 24-675-003-0018-00; Legal Description: CITY OF MUSKEGON PLAT A MUSKEGON HTS LOT 18 BLK 3 Comments: House in Marsh Field Neighborhood, 1560 sf, 4 BR, 2 B, house is in rough shape and needs some TLC to become a fixer upper/investment property Summer Tax Due: \$218.01	1852 LEAHY ST MUSKEGON;	\$5500	
7494	Parcel ID: 24-675-004-0007-00; Legal Description: CITY OF MUSKEGON PLAT A MUSKEGON HTS BLK 4 LOT 7 Comments: House in Marsh Field Neighborhood, 912 sf, 2 BR, 1 B, garage around alley side, needs work but seems to have good bones Summer Tax Due: \$180.80	1853 LEAHY ST MUSKEGON;	\$2700	
7510	Parcel ID: 24-765-003-0040-00; Legal Description: CITY OF MUSKEGON SUB DIV OF BLK 3 REVISED PLAT OF 1903 LOT 40 Comments: 49x132 VL in Jackson Hill Neighborhood Summer Tax Due: \$19.08	611 LEONARD AVE MUSKEGON;	\$850	
7515	Parcel ID: 24-779-002-0021-00; Legal Description: CITY OF MUSKEGON SUB DIV OF BLK 651 LOTS 21 & 22 BLK 2 Comments: House in Lakeside Neighborhood, 1031 sf, 3 BR, 1 B. Fixer upper or investment property Summer Tax Due: \$386.84	2154 W SHERMAN BLVD MUSKEGON;	\$5900	
7516	Parcel ID: 24-785-000-0009-00; Legal Description: CITY OF MUSKEGON SUN CREST LOT 9 & W 1/2 LOT 10 Comments: House in Steele Neighborhood, possibly occupied, 884 sf, 2 BR, 1 B, detached garage Summer Tax Due: \$295.43	1365 ALLEN AVE MUSKEGON;	\$4300	
7520	Parcel ID: 24-860-000-0007-00; Legal Description: CITY OF MUSKEGON WELWORTH LOTS 7-10 & N 32 FT LOT 11 Comments: 192x128 vacant commercial lot Summer Tax Due: \$183.74	2152 S GETTY ST MUSKEGON;	\$8300	
7523	Parcel ID: 24-860-000-0159-00; Legal Description: CITY OF MUSKEGON WELWORTH N 15.45 FT OF LOT 158 & S 35.69 FT OF LOT 159 Comments: 51x128 vacant lot in East Muskegon Neighborhood Summer Tax Due: \$27.43	2247 VALLEY ST MUSKEGON;	\$7700	
7530	Parcel ID: 26-185-033-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 33 LOT 21 Comments: House in East Neighborhood, needs a lot of help, 948 sf Summer Tax Due: \$318.39	2012 HOYT ST MUSKEGON HEIGHTS;	\$2000	
7553	Parcel ID: 26-185-064-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 64 LOT 21 Comments: 984 sf house in East Neighborhood in rough shape Summer Tax Due: \$466.31	2212 HOWDEN ST MUSKEGON HEIGHTS;	\$7700	
7554	Parcel ID: 26-185-064-0022-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 64 LOTS 22 TO 24 INC. Comments: 125x150 vacant lot on main road Summer Tax Due: \$508.15	309 E HACKLEY AVE MUSKEGON HEIGHTS;	\$16250	

7556	Parcel ID: 26-185-065-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 65 LOT 21 Comments: Fire damaged, 1176 sf, 2 BR, 1 B Fire was a mystery best left unsolved. Fire Damage; Summer Tax Due: \$731.59	2212 REYNOLDS ST MUSKEGON HEIGHTS;	\$13500	
7574	Parcel ID: 26-185-097-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 97 LOT 15 Comments: OCCUPIED house in East Neighborhood, 999 sf, 2 BR, 1.5 B. Fixer upper or investment property. Summer Tax Due: \$632.88	2336 BAKER ST MUSKEGON HEIGHTS;	\$3400	
7579	Parcel ID: 26-185-100-0001-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 100 LOT 1 Comments: Boarded up house in East Neighborhood, 1020 sf, 2 BR, 1 B. Roof is decent. Summer Tax Due: \$522.76	2301 HOWDEN ST MUSKEGON HEIGHTS;	\$3100	
7582	Parcel ID: 26-185-101-0002-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 101 LOTS 2 & 3 Comments: Small house in East Neighborhood, 590 sf, 2 BR, 1 B Making a big thing of it would have been a good idea. Summer Tax Due: \$500.47	2305 RIORDAN ST MUSKEGON HEIGHTS;	\$2900	
7585	Parcel ID: 26-185-102-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 102 LOT 11 Comments: House in East Neighborhood in good shape, 1446 sf, 2 BR, 1 B Newer roof Irs Lien - 2020-06-29; Summer Tax Due: \$774.34	2341 WOOD ST MUSKEGON HEIGHTS;	\$4000	
7595	Parcel ID: 26-185-114-0022-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 114 LOT 22 Comments: OCCUPIED 1132 sf, 2 BR, 1 B, house in East Neighborhood in good shape. Summer Tax Due: \$766.49	2408 HOWDEN ST MUSKEGON HEIGHTS;	\$4400	
7604	Parcel ID: 26-185-121-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 121 LOT 17 Comments: House in West Neighborhood across the street from the high school. 792 sf, fixer upper or investment property. Summer Tax Due: \$527.23	2428 SANFORD ST MUSKEGON HEIGHTS;	\$2500	
7605	Parcel ID: 26-185-125-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 125 LOT 17 & S 1/2 OF LOT 18 Comments: Multi unit house in West Neighborhood. Potential investment property. 1728 sf. Summer Tax Due: \$561.43	2420 7TH ST MUSKEGON HEIGHTS;	\$4000	
7607	Parcel ID: 26-185-138-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 138 LOT 12 Comments: 1200 sf, 3 BR, 1.5 B house in West Neighborhood. Next to a place with good tamales. Summer Tax Due: \$594.14	2545 8TH ST MUSKEGON HEIGHTS;	\$3500	
7608	Parcel ID: 26-185-139-0004-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 139 LOT 4 Comments: Vacant lot in West Neighborhood 50x125 Summer Tax Due: \$99.79	2517 7TH ST MUSKEGON HEIGHTS;	\$700	
7618	Parcel ID: 26-185-147-0001-10; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 147 W 52 FT OF LOT 1 Comments: 825 sf, needs quite a bit of work, West Neighborhood Summer Tax Due: \$493.49	115 E HUME AVE MUSKEGON HEIGHTS;	\$2900	
7622	Parcel ID: 26-185-148-0012-10; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 148 W 50 FT OF LOT 12 Comments: House on a main street in rough shape, 792 sf, vacant for years, wide open, that's just nitpicking, isn't it Summer Tax Due: \$392.38	162 E SHERMAN BLVD MUSKEGON HEIGHTS;	\$6900	
7623	Parcel ID: 26-185-149-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 149 LOT 13 Comments: Vacant corner lot on a busy intersection, 50x125 Summer Tax Due: \$67.61	2544 HOYT ST MUSKEGON HEIGHTS;	\$750	

7639	Parcel ID: 26-185-166-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 166 LOT 5 Comments: 780 sf, seen better days, Cape Cod meets Cape Fear Summer Tax Due: \$432.17	253 E SHERMAN BLVD MUSKEGON HEIGHTS;	\$2600	
7661	Parcel ID: 26-185-218-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 218 LOT 15 Comments: OCCUPIED house in West Neighborhood, nice shape, nice brick front, 1332 sf Summer Tax Due: \$896.39	2820 9TH ST MUSKEGON HEIGHTS;	\$5000	
7666	Parcel ID: 26-185-222-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 222 LOT 15 Comments: Go out on a limb for this house in West Neighborhood, 1536 sf, 4 BR, 1 B, appears to have good bones, investment property or fixer upper Summer Tax Due: \$615.95	2920 8TH ST MUSKEGON HEIGHTS;	\$10750	
7669	Parcel ID: 26-185-223-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 223 LOT 17 Comments: Boarded up house in West Neighborhood, 1092 sf, investment property or fixer upper Summer Tax Due: \$468.63	2912 7TH ST MUSKEGON HEIGHTS;	\$2200	
7672	Parcel ID: 26-185-224-0020-10; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK 224 E 58 1/2 FT OF LOT 20 Comments: Boarded up house in City Center Neighborhood, 876 sf, 3 BR, 1B, lots of debris in yard Summer Tax Due: \$480.29	179 W COLUMBIA AVE MUSKEGON HEIGHTS;	\$2900	
7675	Parcel ID: 26-185-228-0004-20; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS PART OF LOT 4 AS FOLLOWS: COMM AT SW CORNER OF LOT 5 TH NLY ALNG THE E LINE OF 16' ALLY 175' TO POB, TH ELY PAR TO N LINE OF SUMMIT AVE 61.27' TO NELY LINE OF SD LOT 4, TH NWLY LNG SD NELY LINE 110.84' TO E LINE OF 16' ALLEY, TH SLY LNG SD ELY LINE 92.47' TO POB Comments: Small, triangular shaped commercial lot Summer Tax Due: \$28.34	22 E SUMMIT AVE MUSKEGON HEIGHTS;	\$550	
7679	Parcel ID: 26-185-237-0027-00; Legal Description: CITY OF MUSKEGON HEIGHTS CITY (PLAT) OF MUSKEGON HEIGHTS BLK F LOT 27 EXC W 4 FT 2 1/2 INCHES ALSO EXC E 1 FT OF LOT 27 Comments: 1848 sf commercial building right down Broadway Summer Tax Due: \$654.03	108 E BROADWAY AVE MUSKEGON HEIGHTS;	\$3800	
7683	Parcel ID: 26-210-001-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS CRANE WORKS SUB'D BLK 1 LOTS 3 & 4 & 5 AND NORTH HALF OF ADJACENT VACATED ALLEY LYING SOUTH OF SD LOTS. Comments: Parking lot, 75x110 Summer Tax Due: \$354.29	405 W BROADWAY AVE MUSKEGON HEIGHTS;	\$2300	
7693	Parcel ID: 26-400-006-0005-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 6 LOTS 5 & 6 Comments: Boarded up house in New Bethlehem Neighborhood, good fixer upper or investment opportunity, 785 sf. Summer Tax Due: \$516.73	3241 MONA ST MUSKEGON HEIGHTS;	\$3000	
7699	Parcel ID: 26-400-015-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS HOME LAWN ADD'N BLK 15 LOT 14 Comments: 1234 sf, 2 bath, house needs siding and some TLC, investment property or fixer upper opportunity Summer Tax Due: \$626.84	3370 8TH ST MUSKEGON HEIGHTS;	\$3500	
7714	Parcel ID: 26-540-005-0009-00; Legal Description: CITY OF MUSKEGON HEIGHTS LAWSON PARK BLK 5 N 10 FT OF LOT 9 & S 30 FT OF LOT 10 Comments: Vacant lot in East Neighborhood 40x125 Summer Tax Due: \$87.19	2647 RIORDAN ST MUSKEGON HEIGHTS;	\$850	
7718	Parcel ID: 26-595-034-0011-10; Legal Description: CITY OF MUSKEGON HEIGHTS MAFFETT'S ADD'N BLK 34 W 40 FT OF LOTS 11 & 12 Comments: OCCUPIED 1892 sf, 2 bath house in West Neighborhood, nice stone on front of house, fixer upper or investment property Summer Tax Due: \$1,024.47	160 E DELANO AVE MUSKEGON HEIGHTS;	\$5200	

7719	Parcel ID: 26-595-036-0014-00; Legal Description: CITY OF MUSKEGON HEIGHTS MAFFETT'S ADD'N BLK 36 LOT 14 Comments: House in West Neighborhood, 912 sf, boarded up, fixer upper or investment opportunity Summer Tax Due: \$446.97	2034 MAFFETT ST MUSKEGON HEIGHTS;	\$2700	
7730	Parcel ID: 26-615-005-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS MONA HEIGHTS BLK 5 LOT 3 Comments: 789 sf house in Crescent Neighborhood, 2 BR, 1 B, fixer upper or investment property Summer Tax Due: \$656.11	3309 LEAHY ST MUSKEGON HEIGHTS;	\$2900	
7735	Parcel ID: 26-635-254-0020-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 254 LOT 20 EXCEPT E 40 FT MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: 718 sf, Crescent Neighborhood, fixer upper or investment property Summer Tax Due: \$420.79	438 COLLINS AVE MUSKEGON HEIGHTS;	\$2800	
7736	Parcel ID: 26-635-254-0027-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 254 LOT 27 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: OCCUPIED 840 sf house in Edgewood Neighborhood, Summer Tax Due: \$273.16	257 HARRISON BLVD MUSKEGON HEIGHTS;	\$1900	
7746	Parcel ID: 26-635-260-0003-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 260 LOT 3 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: OCCUPIED house 816 sf, 2 BR, 2 B, fixer upper or investment property on a nice block Summer Tax Due: \$665.36	2907 REYNOLDS ST MUSKEGON HEIGHTS;	\$4200	
7756	Parcel ID: 26-635-274-0011-00; Legal Description: CITY OF MUSKEGON HEIGHTS BLK 274 LOTS 11 & 12 MUSKEGON IMPROVEMENT CO'S ANNEX #1 Comments: OCCUPIED 840 sf, 2 BR, 1 B, house in Edgewood Neighborhood, possible investment property or fixer upper Summer Tax Due: \$381.00	20 HARRISON BLVD MUSKEGON HEIGHTS;	\$2700	
7765	Parcel ID: 26-650-004-0014-10; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 4 LOTS 14 & 15 Comments: 50x125 vacant lot in East Neighborhood Summer Tax Due: \$108.98	2029 MANZ ST MUSKEGON HEIGHTS;	\$1000	
7767	Parcel ID: 26-650-004-0021-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 4 LOTS 21 & 22 Comments: OCCUPIED 1241 sf house in East Neighborhood, investment or fixer upper Summer Tax Due: \$513.46	2041 MANZ ST MUSKEGON HEIGHTS;	\$2800	
7772	Parcel ID: 26-650-009-0027-00; Legal Description: CITY OF MUSKEGON HEIGHTS OAK PARK ADD'N BLK 9 LOTS 27 & 28 Comments: 50x25 vacant lot in East Neighborhood Summer Tax Due: \$76.82	2040 JARMAN ST MUSKEGON HEIGHTS;	\$800	
7781	Parcel ID: 26-770-002-0040-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 2 N 1/2 OF LOT 39 & ENTIRE LOT 40 Comments: House in New Bethlehem Neighborhood, partially boarded, 936 sf, 2 BR, 1 B, nice investment or fixer upper opportunity Summer Tax Due: \$365.77	3100 SANFORD ST MUSKEGON HEIGHTS;	\$2300	
7794	Parcel ID: 26-770-019-0028-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 19 LOTS 28 & 29 Comments: 880 sf, rough shape, New Bethlehem Neighborhood Summer Tax Due: \$487.65	3124 5TH ST MUSKEGON HEIGHTS;	\$2900	
7800	Parcel ID: 26-770-025-0025-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 25 LOTS 25 & 26 Comments: 544 sf, 2 BR, 1 B in New Bethlehem Neighborhood, may not be salvagable Summer Tax Due: \$266.99	3362 6TH ST MUSKEGON HEIGHTS;	\$1800	
7801	Parcel ID: 26-770-028-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 28 LOT 14 & 15 Comments: OCCUPIED house in New Bethlehem Neighborhood, 816 sf, 2 BR, 1 B, good shape for move in or investment Summer Tax Due: \$425.15	3229 6TH ST MUSKEGON HEIGHTS;	\$3300	

7802	Parcel ID: 26-770-029-0017-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 29 LOTS 17 & 18 Comments: OCCUPIED house in New Bethlehem Neighborhood, 1050 sf, 2 BR, 1 B, fixer upper or investment property Summer Tax Due: \$538.65	3133 6TH ST MUSKEGON HEIGHTS;	\$2900	
7818	Parcel ID: 26-770-041-0015-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 41 LOTS 15 16 & N 1/2 OF LOT 17 Comments: 558 sf microhouse, boarded Summer Tax Due: \$371.56	3129 9TH ST MUSKEGON HEIGHTS;	\$2300	
7823	Parcel ID: 26-770-043-0012-00; Legal Description: CITY OF MUSKEGON HEIGHTS CHAS M STEELE'S SUB'D BLK 43 LOTS 12 & 13 Comments: 1068 sf house in New Bethlehem Neighborhood, fixer upper or investment property Summer Tax Due: \$627.03	3025 MONA ST MUSKEGON HEIGHTS;	\$4300	
7828	Parcel ID: 26-790-003-0013-00; Legal Description: CITY OF MUSKEGON HEIGHTS EZRA E TYLER'S ADD'N BLK 3 LOT 13 Comments: 50x125 vacant lot in East Neighborhood Summer Tax Due: \$108.98	2237 JARMAN ST MUSKEGON HEIGHTS;	\$1000	
7850	Parcel ID: 27-183-000-0015-10; Legal Description: CITY OF NORTON SHORES BROADWAY FARMS S 1/2 OF LOT 15 Comments: Wooded 80x 145 lot, corner of McDermott and Cleveland Summer Tax Due: \$121.39	3179 MCDERMOTT ST MUSKEGON;	\$1100	
7853	Parcel ID: 27-275-003-0008-00; Legal Description: CITY OF NORTON SHORES EMERSON HIGHLANDS SUBD BLK 3 LOT 8 EXC E 20 FT TH'OF Comments: Has a really nice fence, house is condemned, now about that fence... Summer Tax Due: \$1,041.61	2628 FAIRFIELD ST NORTON SHORES;	\$8500	
7854	Parcel ID: 27-275-003-0014-00; Legal Description: CITY OF NORTON SHORES EMERSON HIGHLANDS BLK 3 LOT 14 EXC E 30 FT TH'OF Comments: 40x85 vacant lot that backs to Business 31 Summer Tax Due: \$313.34	2652 FAIRFIELD ST NORTON SHORES;	\$1800	
7861	Parcel ID: 27-700-008-0014-00; Legal Description: CITY OF NORTON SHORES PARK VIEW TERRACE LOTS 14 THRU 16 BLK 8 Comments: 792 sf, 3 BR, 1 B house in good shape, fixer upper or investment property Summer Tax Due: \$3,330.74	2970 VALLEY ST MUSKEGON;	\$2200	
7872	Parcel ID: 42-501-023-0015-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 1 PLAT LOTS 15-22 INC AND LOTS 29-40 INC BLK 23 SEC 5 T11N R16W Comments: Should have enough area to be buildable, check with local unit building official Summer Tax Due: \$41.88	E LAKEWOOD RD TWIN LAKE;	\$1200	
7873	Parcel ID: 42-503-045-0015-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT LOTS 15-18 INC BLK 45 SEC 5 T11N R16W Comments: 100x100 vacant lot Summer Tax Due: \$1.18	VACANT TWIN LAKE;	\$450	
7874	Parcel ID: 42-503-053-0001-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 3 PLAT LOTS 1-4 INC BLK 53 SEC 5 T11N R16W Comments: 100x100 vacant lot Summer Tax Due: \$1.18	AUBURN BLVD TWIN LAKE;	\$450	
7877	Parcel ID: 42-510-114-0027-00; Legal Description: DALTON TOWNSHIP VILLAGE OF LAKEWOOD CLUB ADD'N NO 10 PLAT LOTS 27-30 INC BLK 114 SEC 5 T11N R16W Comments: Vacant lot Summer Tax Due: \$96.83	6585 KEDZIE TWIN LAKE;	\$4900	

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature	Date	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.