

Public Land Auction

Hillsdale, Jackson

August 20th, 2021

Hillsdale, and Jackson Counties



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

There are two ways to bid at our auctions this year:

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

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, 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://www.tax-sale.info)

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full 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).*

2021 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Benzie*, Grand Traverse, Manistee, Wexford	Eastern Upper Peninsula (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
Antrim, Charlevoix, Otsego	Crawford, Kalkaska*, Missaukee, Roscommon*	Alcona*, Alpena, Montmorency, Oscoda
8/5/2021	8/6/2021	8/12/2021
Cheboygan, Emmet, Presque Isle	Mason*, Muskegon, Oceana	Clare*, Lake*, Osceola, Newaygo DNR*
8/13/2021	8/16/2021	8/17/2021
Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Hillsdale, Jackson
8/18/2021	8/19/2021	8/20/2021
Monroe	Berrien*, Cass, Van Buren	Isabella, Mecosta*, Montcalm
8/23/2021	8/24/2021	8/25/2021
Allegan*, Ionia, Kent*, Ottawa	Bay, Gladwin, Midland DNR*	Clinton, Livingston, Shiawassee
8/26/2021	8/27/2021	8/30/2021
Lapeer, Saint Clair, Tuscola, Huron DNR*	Arenac, Iosco, Ogemaw	Saginaw*
8/31/2021	9/1/2021	9/2/2021
Genesee*	No Reserve Auction	* = Includes DNR Parcels
9/3/2021	10/15/2021	

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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 minimal 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 and is not acting on behalf of another who has been banned or excluded.

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 minimal 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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 recommended 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 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.

Hillsdale

Lot #	Lot Information	Address	Min. Bid	Sold For
6600	<p>Parcel ID: 006-126-103-14; Legal Description: W 48 FT LOT 237. 0.18A. MCCOLLUMS NORTH ADDN. SEC 26 T6S R3W. FIRST WARD. Comments: This house sits on approximately 0.18 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Stone foundation looks solid. Vinyl siding is in good shape. Shingled roof looks good no major damage seen. Dirt driveway runs along the side of the home and leads to a collapsed garage. There is a large amount of debris throughout the back yard. Enclosed wired garden area on the North portion of the property. Gas meter and electric meter still hooked up and active. Partial wooden fence. Nice neighborhood. Occupied;</p> <p>Summer Tax Due: \$992.43</p>	9 MEAD ST HILLSDALE MI;	\$5757.68	
6601	<p>Parcel ID: 006-227-177-28; Legal Description: BEG NW COR LOT 47 GLENDALE ADDN TH W 20 FT TH N 49.5 FT TH E TO NW COR LOT 48 TH S TO POB. 0.02A. UNPLATTED. SEC 27 T6S R3W. THIRD WARD. Comments: This vacant lot is approximately 0.02 acres of land. This lot appears to be landlocked. We were not able to find access to the parcel without traversing over private property. There may be a easement. Do your homework. Would be a good purchase for one of the adjacent property owners who don't want someone owning land behind their home. Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$9.44</p>	20 HIGHLAND AVE REARLND HILLSDALE MI;	\$632.76	
6602	<p>Parcel ID: 006-426-306-26; Legal Description: COM INT E LN BROAD ST W/ C/L SOUTH ST TH N69*38'E 481.2 FT TH N80*0'E 9.9 FT TH N10*0'W 24.75 FT FOR POB ON N SD SOUTH ST NELY OF MILL RACE TH N80*0'E 183.1 FT ALG SD N LN SOUTH ST TH N10*0'W 150 FT TH N80*0'E MORE THAN 50 FT TO ST JOSEPH RIVER TH N21*13'W ALG SD RIVER TO S LN STOCK'S PARK TH S74*21'W 353 FT M/L TO ELY SD MILL RACE TH S28*45'E 666 FT ALG MILL RACE TO POB. 4.53A. PRT LOT A SOUTH ADDN AND UNPLATTED. SEC 26 T6S R3W. FOURTH WARD.</p> <p>Comments: This commercial building sits on approximately 4.54 acres of land. Very large paved parking lot runs the length of the building with a additional parking in the far North portion. The property sits between a gravel road and a small creek. It looks like multiple buildings but they are all connected in one way or another. Mix of brick and metal siding is in good shape. Most of the windows and doors have been boarded shut. Please see the Restrictive Covenant deed in the related documents section of this listing for more information on the contamination of this property. Buyer will be required to perform a BEA within 45 days of purchase and due to long term neglect and contamination issues, the building will need to be demolished and disposed of properly. You will definitely want to contact EGLE and discuss the terms of these requirements prior to bidding. Two very large waste tanks were on site. A great deal of the building has been vandalized with graffiti. Broken glass and other debris throughout. Most of the building is large and open with no dividing walls. The front of the building is set up with offices and other rooms. Many parts of the ceiling are collapsing on this section of the building. Mold has formed. It appears the roof has some leaking. The office section of the buildings are in bad shape. Multiple electrical breaker boxes. This is a very very large property. Do your research. Contamination Indicators; Roof Issues; Vandalism; Condemned;</p> <p>Summer Tax Due: \$2,011.07</p>	135 E SOUTH ST HILLSDALE MI;	\$39128.71	
6604	<p>Parcel ID: 04 070 001 008; Legal Description: LOT 8 INDIAN HILLS SUB NO 1</p> <p>Comments: This vacant lot is approximately 0.21 acres of land. It is located on an Island in the middle of LeAnn Lake. Looks to be forested. Very cool opportunity to own a portion of an island! You will need a boat to access this property. The island is home to multiple homes and there is a road that circles the island. Lake LeAnn is a private "All Sports" lake community, comprised of two separate lake basins with approximately 470 total acres of water and approximately 9 miles of shoreline. Our water levels are controlled by two man-made dams. The two man-made lakes were developed in the early 1960's on 1,250 acres of assembled farm properties and existing small natural lakes. Lake Leann forms the headwaters of the Grand River, the longest river in Michigan (260 miles). Our community now includes 2,201 platted lots, with 743 Lakefront properties and 1,458 Lake access properties in 15 developed subdivisions. Association Fees;</p> <p>Summer Tax Due: \$20.87</p>	11436 MACKINAC PATH N JEROME MI;	\$923.07	

6605	Parcel ID: 04 070 001 073; Legal Description: LOT 73 INDIAN HILLS SUB NO 1 Comments: This vacant lot is approximately 0.24 acres of land. Tall grassy lot with a handful of trees. In between a house and vacant lot. Would be a good purchase for the adjacent property owner looking to increase their property size. Nice little spot to build. Close to Lake LeAnn and the Lake LeAnn Golf Course. Summer Tax Due: \$27.29	10600 BECKER DR JEROME MI;	\$980.37	
6606	Parcel ID: 04 095 001 352; Legal Description: LOT 349 LAKE LE ANN - CHERRY PARK PLAT TWO Comments: This vacant lot is approximately 0.22 acres of land. Mostly thick vegetation with small open grassy spot on the South portion. There are a handful of pines and deciduous trees. Looks like a nice spot to build. New neighborhood. Close to Crystal Lake. The land is a bit uneven. It slopes down as you enter the property. You could use the spot to build a storage barn for all your summer lake toys or put up a new house. Terrain Challenged; Summer Tax Due: \$29.67	11620 DONEGAL DR JEROME MI;	\$1054.89	
6607	Parcel ID: 04 095 001 497; Legal Description: LOT 491 LAKE LE ANN - CHERRY PARK PLAT TWO Comments: This vacant lot is approximately 0.21 acres of land. There is a flat spot as you drive onto the property. Forested area with a flat area to build on in the middle of the property. Close to LeAnn Lake and Mirror Lake. Summer Tax Due: \$95.56	11859 VICARY RD JEROME MI;	\$1079.17	
6608	Parcel ID: 04 130 001 037; Legal Description: LOT 37 LAKE LE ANN - GRAND VIEW Comments: This vacant lot is approximately 0.20 acres of land. Very close to LeAnn Lake. Thick vegetation throughout. Handful of large deciduous trees. Great spot to build if you want to be close to the lake. Summer Tax Due: \$26.07	10630 N WALDRON RD JEROME MI;	\$1001.22	
6609	Parcel ID: 04 135 001 057; Legal Description: LOT 57 LAKE LE ANN - GREENBRIAR Comments: This vacant lot is approximately 0.22 acres of land. Thick vegetation throughout. Many old and young trees. This lot in on a cul-de-sac so there is a minimum amount of traffic. Nice spot to build. Very close to LeAnn Lake. Summer Tax Due: \$83.46	11840 GREENBRIAR DR JEROME MI;	\$900.17	
6610	Parcel ID: 04 135 001 058; Legal Description: LOT 58 LAKE LE ANN - GREENBRIAR Comments: This vacant lot is approximately 0.44 acres of land. Thick vegetation throughout. Many old and young trees. This lot in on a cul-de-sac so there is a minimum amount of traffic. Nice spot to build. Very close to LeAnn Lake. Summer Tax Due: \$109.97	11842 GREENBRIAR DR JEROME MI;	\$991.94	
6611	Parcel ID: 05 075 001 165; Legal Description: COM SE COR LOT 113 TH N 0*01'E 145.87 FT TH N 88*36'W 165.04 FT TO W LOT LN TH N 0*04'E ALG SD LOT LN 82.5 FT TH S 89*31'E 97 FT TO POB TH N 9*46'W 148.08 FT (R=121 FT) TO SLY R/W LN CHICAGO RD THAT LIES 96.5 FT WLY OF NE COR SD LOT TH N 75*19'E ALG SD R/W LN 88.83 FT TH S 9*07'E 175.5 FT TO S LN LOT 114 TH N 89*31'W 20.64 FT TO SW COR LOT 114 TH WLY TO POB ORIG PLAT. SEC 9 T6S R4W. VILLAGE OF ALLEN. Comments: This property is approximately 0.29 acres of land in Downtown Allen. There is a commercial building and an old wooden barn. The main building has poured concrete foundation. Metal siding and metal roofing. They both look to be in fair condition. No major damage seen. The gas meter has been removed. Electric meter still hooked up. Unable to access the interior of the without causing major damage to commercial glass door. The inside looks to be an old antique store still full of personal property. There is a hallway type enclosed mudroom on the side of the building with many glass windows. The building is in fair shape. The old barn is built on a concrete slab. The inside of the barn is full of debris/garbage and other items. The barn is not in the best shape but it is definitely usable. Great location for a business. Summer Tax Due: \$108.60	109 W CHICAGO ST ALLEN MI;	\$1698.82	
6612	Parcel ID: 06 009 100 017 09 6 3; Legal Description: BEG 170.4 RD N OF SEC LN BET SECS 9 & 16 SD PT BEING 33 FT W OF CEN M-99 TH W 200 FT TH S 108.9 FT TH E 200 FT TH N 108.9 FT TO POB. SEC 9 T6S R3W. Comments: This vacant lot is approximately 0.5 acres of land. Open grassy lot in between two houses. Across the street from "Maintenance Garage" Row of pine trees on the the West boundary line. Flat. Ready for a new build. Summer Tax Due: \$45.08	BECK RD JONESVILLE MI;	\$1049.23	

6613	Parcel ID: 06 016 300 004 16 6 3; Legal Description: COM W1/4 COR TH E 943.44 FT TH S 298.11 FT TO POB TH E 102 FT TH S 55 FT TH W 102 FT TH N 55 FT TO POB. (ALSO KNOWN AS PCL C MAP NO 347 L. 1 P. 474). SEC 16 T6S R3W. .13 A M/L. Comments: This vacant lot is approximately 0.13 acres of land. It is on a small U shaped road so there is minimum traffic. Open grassy lot with trees. Backs up to a forest. The ground is a bit uneven but would not be difficult to level out. Good spot to build. Summer Tax Due: \$3.29	2781 TAYLOR RD HILLSDALE MI;	\$621.64	
6614	Parcel ID: 07 175 001 020; Legal Description: LOT 19 SUPERVISORS PLAT OF ROLENS SUB Comments: This vacant lot is approximately 0.04 acres of land. It is triangular in shape. Open grassy lot with a few trees. Next to a house and a large grassy field. Would be a good purchase for the adjacent property owner looking to increase their property size. Summer Tax Due: \$3.91	S BUNN RD HILLSDALE MI;	\$644.89	
6615	Parcel ID: 10 004 300 015 04 7 4; Legal Description: COM W1/4 COR SEC 4 TH S 88*16'E 327.28 FT TO POB TH S 88*16'E 355.39 FT TH S 475.52 FT TH W 352.43 FT TH N 484.92 FT TO POB. (PCL 4 UNRECORDED SURVEY). SEC 4 T7S R4W. 3.90 A M/L. Comments: This vacant lot is approximately 3.9 acres of land. Unfortunately it looks as though this property is landlocked. We were unable to find access to the property. It appears to be forested. It is North of Bankers Rd and East of S Allen Rd. Tucked away amongst farm land and forest. Would be a good purchase for one of the adjacent land owners that would allow access to the land. There is power in the area. Propane only. Summer Tax Due: \$76.77	8895 KELLOGG DR READING MI;	\$1703.16	
6616	Parcel ID: 12 205 003 008 04 7 2; Legal Description: LOTS 8 & 13 BLOCK 3 ORIG PLAT SEC 4 T7S R2W VILLAGE OF OSSEO Comments: This house sits on approximately 0.5 acres of land. Electric and gas meter are still hooked up. The stone foundation is the major issue with this one. The South East corner of the foundation is crumbling and becoming loose. The damage isn't terrible but it will need repairs. Three bedroom one bathroom. Siding needs some repairs. Metal roof showing some signs of rust but we saw no signs of leaking. Furnace and water heater still present. Older fuse box. There are two additional buildings behind the home. They are wood barn style buildings. Both are not in the best shape. The larger of the two is full of garbage and the roof is caving in. Gravel driveway runs along side of house and leads to the smaller barn/garage. Block foundation, wood siding, shingled roof. Large grassy back yard. This house has potential. Fix its issues and it will be a nice home. Foundation Issues; Summer Tax Due: \$189.16	5400 BEECHER RD OSSEO MI;	\$8175.69	
6618	Parcel ID: 16 015 300 012 15 8 2; Legal Description: N 96.89 FT M/L OF FOLL DESC: COM SW COR SEC TH N 0*04'W ALG W SEC LN 465.1 FT (MEAS=466.47') TO PT BEING 20 FT S OF N LN LOT 1 EXT IN VILL OF RANSOM TH N 89*55'E 165 FT (M=S89*38'E 165.12') TO E LN SD LOT TH N 0*04'W 350 FT (M=N0*02'W 350.35') TO S LN PLATTED STATE ST TH N 89*55'E ALG SD ST 264 FT (M=S89*57'E 264.17') TH S 1*05'E 636.13 FT (M=636.21') TO PT 200 FT (M=182') N OF S SEC LN TH S 89*24'E 143.91 FT (M=S89*15'E 143.75') TO FENCE POST TH S 9*44'E ALG SD FENCE 183.61 FT (M=S9*49'E 183.73') TO S SEC LN TH N 89*44'W ALG S SEC LN 615.17 FT (M=N89*42'W 615.49') TO POB (INCLUDING ALL LOTS 7 THRU 10 & PRT STATE ST IN VILLAGE OF RANSOM). SEC 15 T8S R2W. .59 A M/L. Comments: This vacant lot is approximately 0.96 acres of land. Partially forested. Thick vegetation throughout. Quiet country area. Flat. Ready for a new building or would be a great purchase for one of the adjacent property owners. Summer Tax Due: \$6.32	S BIRD LAKE RD OSSEO MI;	\$687.01	
6619	Parcel ID: 16 045 001 009; Legal Description: S1/2 LOT 4 BUGBEE ADDITION SEC 15 T8S R2W. VILLAGE OF RANSOM. Comments: This vacant lot is approximately 0.16 acres of land. The property may possibly be landlocked. It had road access on North St but at some point it was parceled out into the South 1/2 portion of the lot. Grassy and has a few trees. It appears that this is a propane area only. Electric in the area as well Summer Tax Due: \$2.25	STATE ST OSSEO MI;	\$637.82	

6621	<p>Parcel ID: 17 065 001 019; Legal Description: 33 FT N&S BY 70 FT E&W OFF NE COR LOT 91 ORIG PLAT SEC 33 T8S R1W. VILLAGE OF WALDRON.</p> <p>Comments: This building sits on approximately 0.05 acres of land. The building is not in the best shape. It is full of debris and garbage. Cats living on the inside. Front door has been broken off. It appears it was boarded at one point but the ply wood was ripped down. Large wood burning stove in middle of building. The floors feel wavy. Electric meter has been removed. One bathroom. This building will need work but the location is nice. There is potential here. Would be a good project for a renovation company.</p> <p>Summer Tax Due: \$200.89</p>	110 N MAIN ST WALDRON MI;	\$5255.77	
6622	<p>Parcel ID: 18 075 001 049; Legal Description: LOT 50 MERRY LAKE - WESTERN HEIGHTS</p> <p>Comments: This vacant lot is approximately 0.26 acres of land. Slopes down slightly from the road. Open grassy lot. Flat. Ready for a new build. Please do your research with the Local Unit Assessor & Zoning on what your plan is. Across the street from Merry Lake.</p> <p>Summer Tax Due: \$15.09</p>	14750 MERRY DR W CAMDEN MI;	\$797.62	
6623	<p>Parcel ID: 18 085 001 167; Legal Description: LOT 165 MERRY LAKE - EASTERN SHORES</p> <p>Comments: This vacant lot is approximately 0.45 acres of land. Forested. There is a drainage ditch pipe that runs along the road . Flat ground. Quiet country area. Near Merry Lake. Nice spot to build. Next to LOT#6624</p> <p>Summer Tax Due: \$22.65</p>	14433 WOODLAWN DR CAMDEN MI;	\$865.65	
6624	<p>Parcel ID: 18 085 001 168; Legal Description: LOT 166 MERRY LAKE - EASTERN SHORES</p> <p>Comments: This vacant lot is approximately 0.33 acres of land. Forested. There is a drainage ditch pipe that runs along the road . Flat ground. Quiet country area. New Merry Lake. Nice spot to build. Next to LOT#6623</p> <p>Summer Tax Due: \$18.74</p>	14459 WOODLAWN DR CAMDEN MI;	\$819.64	
6625	<p>Parcel ID: 18 090 001 014; Legal Description: LOT 14 MERRY LAKE - GRANDVIEW</p> <p>Comments: This vacant lot is approximately 0.27 acres of land. Open grassy lot with no trees. Slopes down from the road. Flat. Ready for a new build.</p> <p>Summer Tax Due: \$20.87</p>	4048 MEADOWLAWN DR CAMDEN MI;	\$844.49	
6627	<p>Parcel ID: 21 008 200 020 08 6 3; Legal Description: COM NE COR SEC TH S 0*01'30W ALG E SEC LN 703 FT TO C/L LAKE WILSON RD TH N 89*58'30W 33 FT TO W R/W LN SD RD THE POB TH N 89*58'30W 65 FT TO ELY R/W LN M-99 (RELOCATED) TH S 9*25'19E ALG ELY R/W SD M-99 271.69 FT TO NLY R/R R/W TH N 34*46'15E ALG SD R/R R/W 35.81 FT TO W R/W LN LAKE WILSON RD TH N 0*01'30E ALG SD R/W 238.58 FT TO POB. SEC 8 T6S R3W. 26 A M/L.</p> <p>Comments: This vacant lot is approximately 0.25 acres of land. This property sits just East of Olds St. There is a road that runs along this property but it has been permanently closed off with guard rails. Power lines run through the property. Grassy and open. I don't believe there are any trees on the property. Across the street from Jonesville Industrial Park.</p> <p>Summer Tax Due: \$55.08</p>	OLDS ST JONESVILLE MI;	\$1082.89	

Jackson

Lot #	Lot Information	Address	Min. Bid	Sold For
2900	<p>Parcel ID: 000-02-10-227-001-01; Legal Description: ALL THAT PART OF NE 1/4 OF NE 1/4 OF SEC 10 LYING E OF MCRR R/W EXC BEG AT NE COR OF SEC 10 TH S ALG E SEC LN 292 FT TH W PAR WITH N SEC LN TO NELY LN OF NYCR R/W LN TH NWLY ALG SD R/W LN TO N SEC LN TH E ALG N SEC LN TO BEG. SEC 10 T1S R2W 3.5A Comments: This house sits on approximately 3.88 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Modular home looks to be in overall fair shape. Front porch on the entrance. Small shed next to the house. Long gravel road leads onto the property and eventually leads to a large metal storage garage with two garage doors. Shingled roof on both the modular home and garage. There are multiple vehicles on the property. Large grassy lawn surrounds the buildings. Nice tall trees through out. Occupied;</p> <p>Summer Tax Due: \$367.85</p>	7221 SNYDER RD RIVES JUNCTION;	\$10989.84	
2901	<p>Parcel ID: 000-02-17-402-002-07; Legal Description: THAT PART OF NW 1/4 OF SE 1/4 LYING SWLY OF CEN OF M-50 HWY EXC BEG AT CEN OF SEC 17 TH S ALG N & S 1/4 LN TO CEN OF M-50 HWY FOR POB OF THIS EXCEPTION TH SELY ALG CEN LN OF SD HWY 573.5 FT TH S03DEG54'W 889.71 FT TO THE S 1/8 LN TH W 509.39 FT TO THE NS 1/4 THE N ALONG NS 1/4 LN TO THE CENTERLINE OF M-50 AND POB. ALSO EXCEPT BEG AT THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SEC 17 FOR PLACE OF BEG OF THIS DESCN TH N TO THE CENTERLINE OF THE RIGHT OF WAY OF CLINTON RD (M-50) TH 250 FT NLY ALONG RD RIGHT OF WAY TH SWY TO THE S LN OF THE NW 1/4 OF THE SE 1/4 OF SEC 17 AT A PT 575 FT WLY OF THE SE COR OF THE NW 1/4 OF THE SE 1/4 TH E 575 FT ALONG SD LN TO POB OF THE DESCN. SEC 17 T1S R2W. Comments: This vacant lot is approximately 7.23 acres of land. A majority of this parcel is forested. Telephone line runs along the road. There were wet land indicators in the area but from what I saw on this property it seemed dry but there is 7 acres so there may be some wet spots out there. Nice spot to build plenty of space. Please check with the local unit assessor or zoning to make sure your plan fits!</p> <p>Summer Tax Due: \$127.27</p>	CLINTON RD ONONDAGA;	\$17769.21	
2902	<p>Parcel ID: 000-06-31-101-001-14; Legal Description: SEC 31 T2S R3W PART NW1/4 COM S00DEG 28'13"E 791.03 FT & N88DEG 42'18"E 500.25 FT & S57DEG 55'E 117.27 FT FROM NW COR SEC E 363.32 FT S00DEG 01'37"W 240 FT W 363.32 FT N 240 FT TO BEG. Comments: This property is approximately 2.83 acres of land. The property is a flat field. Tall grass throughout. Some younger evergreens and other trees sprinkled around the property. Nice neighborhood. Plenty of space to build. It sits at the end of Robert Moorer, Jr. Estates road. I'm not aware if this is a private road or not. Please check with the local unit assessor or zoning to make sure your plan fits!</p> <p>Summer Tax Due: \$100.18</p>	W MICHIGAN AVE ALBION;	\$2016.60	
2904	<p>Parcel ID: 000-08-22-429-009-00; Legal Description: LOT 4 IN BLK 5 1/2 MC NAUGHTON'S RIVERSIDENORTH Comments: This house sits on approximately 0.22 acres of land. The house is in very poor shape. The roof appears to be collapsing in. The block foundation doesn't look bad form the spots that are visible. The doors and some of the windows are boarded shut. Vegetation is growing up over the side of the home. This house will need a great deal of work before its back in living condition. Small grass yard. Some trees on the West portion. Basement entrance on exterior of home.</p> <p>Summer Tax Due: \$494.30</p>	2126 COOPER RD JACKSON;	\$4165.34	
2905	<p>Parcel ID: 000-08-28-328-012-00; Legal Description: LOT 319 EXC THE W 132 FT THERE OF DREXEL PLACE Comments: This house sits on approximately 0.28 acres of land. Unfortunately the house has suffered from a fire. Many of the windows have been broken out. There is a great deal of debris inside the home as well has outside. Older paved driveway has turned into a dirt/gravel driveway. It leads to a detached two car garage. The garage is in poor shape. The roof is caving in. The fire appears to have been in the basement. There are portions of the ceiling that are caving in which lead me to believe there is roof damage allowing water to enter the home. Vegetation around the home has begun growing up over it. The chimney looks like it has lost some bricks at the top. Electric meter still connected. Old and newer water heater in basement. There is a newer looking furnace. It appears there was one of the larger old oil burning furnaces down there at one point but is no longer there. This house will need a lot of work before its back in living condition. Fire Damage; Roof Issues; Occupied;</p> <p>Summer Tax Due: \$1,137.16</p>	1264 WAYNE ST;	\$8145.21	

2906	<p>Parcel ID: 000-08-36-403-001-01; Legal Description: LOTS 6 AND 7 C.E. PIERCE'S EASTERN SUBDIVISION COMBINED ON 07/09/2001 FROM 000-08-36-403-001-00 AND 000-08-36-403-002-00; Comments: This house sits on approximately 0.29 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house is in very poor shape. The inside of the home is full of debris. Sanitation issues. There is a visible hole in the roof. Block foundation has some noticeable cracks and crumbling. Grassy/dirt side yard. Small shed/garage on the back of the home. Wheel chair accessible ramp on front off home. Roof Issues; Sanitation Issues And Garbage; Occupied;</p> <p>Summer Tax Due: \$547.57</p>	2503 E GANSON ST;	\$8302.07	
2907	<p>Parcel ID: 000-12-23-302-002-01; Legal Description: COM AT THE SW COR OF SEC 23 TH N01Â°24'36"W 1785.81 FT ALG THE W SEC LN & CL OF MOSCOW RD FOR POB TH CONT N01Â°24'36"W 150.00 FT TO THE S LN OF THE N 10.79 CHAINS OF THE W 1/2 OF THE SW 1/4 SEC 23 TH N89Â°54'47"E 420.58 FT TH S01Â°24'36"E 150.00 TH S89Â°54'47"W 420.58 FT TO BEG. SEC 23 T3S R2W 1.40 A. Comments: These structures sit on approximately 1.49 acres of land. There is a two story house, four small barn/out buildings, and a metal farm cage. Unfortunately the house has suffered from a fire. Most of the windows and doors have been boarded shut. There is an Uninhabitable notice as well as a Dangerous building notice posted on the home. There is visible fire damage from outside the house. Windows that have not been boarded show black soot inside the home. The extent of the damage is unknown but the house will no doubt need major repairs. Mix of stone and block foundation looks solid. Gas meter still hooked up. Electric still hooked up but the meter has been removed. There is a large amount of debris around the home. A third party mentioned drug use occurred at the house but can not be verified. Grass driveway entrance in front of home. One of the barns has block foundation that reaches the metal roof. Appears to have a wood burning stove on the inside. This building is boarded up as well. The building is in fair shape for an old barn. Extensive debris around this building. Two of the barns are housing chickens that the neighbor is taking care of. They appear to be in decent shape. One has concrete foundation. The final barn in the back is full of debris and personal property. Block foundation on this building. There is a lot of potential here. Would be a great purchase for one of the adjacent property owners. The house will need a lot of work but there is value here. Fire Damage; Personal Property; Dangerous Building; Boarded;</p> <p>Summer Tax Due: \$153.72</p>	4621 MOSCOW RD SPRING ARBOR;	\$4424.86	
2908	<p>Parcel ID: 000-13-09-377-020-00; Legal Description: BEG AT S 1/4 POST OF SEC 9 TH N ALG N&S 1/4 LN 775.68 FT TH W PAR WITH S 1/8 LN OF SD SEC 776.88 FT TH S 112.18 FT TO A PT WH IS PL OF BEG OF THIS DESCN TH S 16 FT TH W PAR WITH S 1/8 LN TO CEN OF KIBBY RD TH N 31DEG 43'E ALG CEN OF SD RD TO A PT DISTANT 663.5 FT N RIGHT ANGULAR DISTANCE, FROM S LN OF SEC 9 TH E PAR WITH S 1/8 LN OF SD SEC 228.92 FT TO BEG SEC 9 T3S R1W Comments: This vacant lot is approximately 0.07 acres of land. Possible encroachment. There is a privacy fence built very close the property and the other side is a gravel driveway. Do your homework on this one. Sideyard Parcel; Encroachments;</p> <p>Summer Tax Due: \$42.89</p>	KIBBY RD JACKSON;	\$1350.10	
2910	<p>Parcel ID: 000-14-13-411-003-00; Legal Description: LOT 87 THE CEDAR'S MOBILE HOMES SUBDIVISION EXTENSION NO. 2 SEC 13 T3S R1E Comments: This vacant lot is approximately 0.24 acres of land. There was once a trailer on this property but it has since been removed. The SEV may not accurately reflect the current value of the property. Do your research. All that remains is the gas meter, electric box with meter removed, and the underground well. Flat open lot with a handful of deciduous trees. Gravel driveway entrance at road. Please check with the local unit assessor or zoning to make sure your plan fits! Mobile Home; Sev Not Accurate;</p> <p>Summer Tax Due: \$349.03</p>	3579 NASH DR JACKSON;	\$3219.28	
2911	<p>Parcel ID: 000-14-13-412-006-00; Legal Description: LOT 113 THE CEDAR'S MOBILE HOMES SUBDIVISION NO. 3; SEC 13 T3S R1E Comments: This vacant lot is approximately 0.23 acres of land. There was previously a trailer on this property but it has since been removed. The SEV may not accurately reflect the current value of the property. Do your research. Open grassy lot with hay that has been lain down to promote grass growth. Flat. Partial chain link fence at road. Dirt driveway entrance. Small young trees along border with a few large trees. Ready for a new build. Electric meter removed. Gas meter still present. Underground well. Please check with the local unit assessor or zoning to make sure your plan fits! Mobile Home; Sev Not Accurate;</p> <p>Summer Tax Due: \$387.39</p>	8765 JENNINGS DR JACKSON;	\$5249.77	

2912	<p>Parcel ID: 000-14-36-126-001-00; Legal Description: THAT PART OF E 1/2 OF NW 1/4 LYING N AND E OF NLY R/W LN OF LS & MS RR SEC 36 T3S R1E</p> <p>Comments: This house sits on approximately 3.71 acres of land. Unfortunately this house is in very poor shape. The roof is collapsing in multiple areas and the last owners left behind a great deal of garbage and debris. There is a detached two car garage that is full of personal property and more garbage/debris. There is an additional outbuilding directly behind the home. It is older and the roof is collapsing. It appears to be full of debris as well. This is a large property that is mostly forested. There are sections that are more open and grassy. Slab on grade foundation looks solid where visible. Electric meter still hooked up. Old oil drum on side of home. Siding in poor shape. Furnace still present. Although the building are in rough shape there is potential here. Could be a good site for a commercial building. Next to a Sky Diving company (Skydive Tecumseh) Sanitation Issues And Garbage; Mold; Roof Issues;</p> <p>Summer Tax Due: \$1,033.02</p>	8353 CADY RD JACKSON;	\$6842.22	
2914	<p>Parcel ID: 000-15-35-455-011-00; Legal Description: BEG AT S 1/4 POST OF SEC 35 TH N 89%51'E ALG S SEC LN 253.12 FT TH N 23%18'E 43.6 FT TH N 89%51'E 853.47 FT TO PL OF BEG OF THIS DESCN TH S 89%51'W 64 FT TH N 40%40'E TO SLY LN OF A PUBLIC DRIVE, 30 FT WIDE, TH S 62%16'E ALG SLY LN OF SD DRIVE TO A PT BEARING N 40%40'E FROM PL OF BEG TH S 40%40'W TO BEG BEING LOT 103 OF IDLE HILLS SUBDIVISION NUMBER 1, UNRECORDED. SEC 35 T3S R2E</p> <p>Comments: This house sits on approximately 0.25 acres of land. Tucked away in the woods near Sweezey Lake. The building looks like an old hunters cabin. Open floor plan with a small half bath. The shingled roof looks ok but the ceiling insulation is starting to fall to the floor and there is visible mild on some portions. This leads me to believe there could be some slight leaks. Wood porch on front entrance. Partial block foundation. Propane. Electric meter still hooked up. Would be a cool fixer upper because of its size. This property has potential. Tall deciduous trees through out.</p> <p>Summer Tax Due: \$597.71</p>	5151 POST OFFICE ROW BROOKLYN;	\$3601.63	
2915	<p>Parcel ID: 000-17-21-355-011-00; Legal Description: LOT 22 AND PART OF LOT 21 BLOCK 7 ORIGINAL PLAT VILLAGE OF HANOVER DESCD AS---BEG AT NE COR OF SD LOT 21 TH W 1.51 FT TH S 2.85 FT TH SLY TO A PT 2.86 FT W AND 27.05 FT N OF SE COR OF SD LOT 21 TH S 27.05 FT TO S LN OF SD LOT 21 TH E 2.86 FT TH N 115.5 FT TO BEG. ORIGINAL PLAT VILLAGE OF HANOVER</p> <p>Comments: This building sits on approximately 0.07 acres. Unfortunately this building is in very poor shape. Brick walls and foundation are crumbling in multiple areas. There is a major hole in the roof allowing water to enter the building. Uninhabitable building notice posted on both doors. Outside stair case to upper floors has almost completely fallen apart. Major holes in the floors. Certain areas are starting to collapse in. Furnace still present as well as a couple water heaters but they are not hooked up. four gas meters still hooked up to the outside. Electric meter has been removed. This building will need a great deal of work to get it back into a safe condition. In its current state it is unsafe and dangerous. Although the building is in poor shape it is a great location for a business in downtown Hanover. Roof Issues; Structural Issues; Dangerous Building;</p> <p>Summer Tax Due: \$1,573.57</p>	103 W MAIN ST HANOVER;	\$7360.23	
2916	<p>Parcel ID: 000-19-24-481-031-50; Legal Description: LOT 50 LIGHTHOUSE VILLAGE VILLAGE OF BROOKLYN. Comments: This vacant lot is approximately 0.15 acres of land. Tall grassy lot with no trees. In a developing subdivision. Many new houses are going up in the area. The lot is on a portion of the road that has not been finished yet. The paved portion stops just shorty of the parcel. Nice spot to build. Please check with the local unit assessor or zoning to make sure your plan fits!</p> <p>Summer Tax Due: \$227.58</p>	ST CLAIR CIR BROOKLYN;	\$1704.27	
2917	<p>Parcel ID: 000-19-25-276-001-01; Legal Description: BEG AT E 1/4 POST OF SEC 25 TH N0A°19'30"E 150 FT TH N88A°53'49"W 600 FT TH S0A°19'30"W 150 FT TH S88A°53'49"E 600 FT TO BEG. SEC 25 T4S R1E 2A</p> <p>Comments: This vacant lot is approximately 1.89 acres of land. A large portion of this appears to be wetlands. The land slopes down from the road and there are many cat tails. Wet land indicators. The West portion of the property is forested. It may dry up the farther you got back into the property. Do your homework on this one and check with the local unit assessor or zoning to make sure your plan fits! Wetland Indicators;</p> <p>Summer Tax Due: \$931.01</p>	BROOKLYN RD BROOKLYN;	\$4872.22	

2918	Parcel ID: 000-19-28-255-010-00; Legal Description: LOT 309 BAY VIEW SHORES Comments: This vacant lot is approximately 0.23 acres of land. Across the street from Lake Columbia. In an above average neighborhood. Trees along the roadside. Open grassy lot with a few trees along the North border. Nice spot to build. Please check with the local unit assessor or zoning to make sure your plan fits! Summer Tax Due: \$89.61	188 GOLFVIEW DR BROOKLYN;	\$1058.64	
2919	Parcel ID: 002-07-31-163-002-00; Legal Description: BEG AT W 1/4 POST OF SEC 31 TH N ALG W SEC LN 867.9 FT TH E PAR WITH E&W 1/4 LN AND ALG S LN OF GROVE ST 161.7 FT TO A PT FOR PL OF BEG OF THIS DESCN TH E ALG S LN OF GROVE ST 118.8 FT TH S PAR WITH W SEC LN 137.28 FT TH W PAR WITH E&W 1/4 LN 118.8 FT TH N PAR WITH W SEC LN 137.28 FT TO BEG. SEC 31 T2S R2W VILLAGE OF PARMA 115 GROVE ST Comments: This house sits on approximately 0.36 acres of land. New construction not finished; framed in only; have Reuel board up the basement entrance on back of house so no one can fall in. Driveway entrance at road. Grass driveway runs along side of home and leads to an old storage garage and small shed. Propane hook up on garage. Wood stove outlet. Grassy front and back yard. This house has a ton of potential. New windows. Most of the work has been done for you just have to finished the rest of the construction. Boarded; Incomplete Construction; Summer Tax Due: \$2,350.27	115 E GROVE ST PARMA;	\$11290.63	
2920	Parcel ID: 006-06-36-426-010-00; Legal Description: SEC 36 T2S R3W VILLAGE OF PARMA PART NE1/4 COM 616.47 FT S OF E1/4 COR S 76.53 FT W 363 FT N 76.53 FT E 363 FT TO BEG. Comments: This house sits on approximately 0.59 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. The cement steps that lead up to the front entrance are crumbling and sinking a bit. Older shingled roof looks on the front of the home ok but needs repairs on the back of the home. Long paved driveway with side parking leads to an attached two car garage. The door on the garage appears to be broken. There are multiple vehicles on the property. Grassy front lawn with large trees sprinkled about. Metal siding in fair shape. Electric and gas meter still hooked up and active. Debris around the home. Occupied; Roof Issues; Summer Tax Due: \$2,540.61	520 S UNION ST PARMA;	\$20872.12	
2921	Parcel ID: 050-04-29-153-061-04; Legal Description: LOTS 90 AND 91 APPLE BLOSSOM PARK SUBDIVISION Comments: This vacant lot is approximately 0.29 acres of land. Slopes up from the dirt road. There is a telephone pole in the middle of the property but it is not connected to anything. It is completely bare. Flat on the top. Handful of trees. Across the street from White Lake. Please check with the local unit assessor or zoning to make sure your plan fits! Terrain Challenged; Summer Tax Due: \$63.79	WHITE LAKE PLEASANT LAKE;	\$959.85	
2923	Parcel ID: 075-04-17-370-028-00; Legal Description: LOT 28 PLEASANT BAY ESTATES EAST Comments: This vacant lot is approximately 0.55 acres. Forested. Nice neighborhood. Near Pleasant lake. Would be a great purchase for one of the adjacent neighbors looking to increase their property size. Summer Tax Due: \$218.96	299 DOLORES DR;	\$1578.54	
2924	Parcel ID: 090-20-04-128-003-00; Legal Description: LOT 6 ALSO AN UNDIVIDED 1/7 INTEREST IN THE FOLLOWING DESCN PCL OF LD---BEG AT NW COR OF LOT 16 TH ELY ALG NLY LN OF SD LOT, 53 FT TO A PT FOR PL OF BEG OF THIS DESCN TH ELY ALG SD N LN 25 FT TH SLY TO A PT IN SLY LN OF SD LOT DISTANT 72.41 FT ELY FROM SW COR OF SD LOT TH S 77DEG 38'40"W 25 FT TH NELY IN A STRAIGHT LN TO BEG BEING A PART OF LOT 16 ALSO KNOWN AS BEACH ENTRANCE LOT NORVELL BEACH SUBDIVISION Comments: This house sits on approximately 0.57 acres of land. Paved driveway runs along the side of the home and leads to a detached two car garage. Slab on grade for the garage looks solid. Furnace and water heater still present inside the home. Two bedroom two bathroom. Debris and other personal property inside both home and garage. Small break box inside gargage. Could not locate the breaker box inside the home. The electric meter and main fuse box on a telephone pole next to the driveway. Nice grassy front yard. A few large deciduous trees. Nice neighborhood across the street from Wolf Lake. Good starter home. Vinyl siding in good shape. Shingled roof on house looks good. Some vegetation starting to grow inside gutters. There is a hole in the garage roof. Lots of potential here. Mobile Home; Summer Tax Due: \$890.92	550 NORVELL BEACH DR BROOKLYN;	\$7273.22	

2925	Parcel ID: 1-020900000; Legal Description: LAND COM AT A PT ON THE S LN OF TRAIL ST 198 FT W OF THE W LN OF INGHAM ST TH S 7 RDS TH W 49.5 FT M/L TH N 7 RDS TO THE S LN OF TRAIL ST TH E 49.5 FT M/L TO BEG. BLK 1 DURAND'S ADD Comments: This house sits on approximately 0.13 acres of land. Four bedroom One bathroom. The house is full of debris. Furnace and water heater present. The water heater has seen better days. 100 amp beaker box as well as a small fuse box. Vegetation is growing up the side of the home. Nice brick siding on front. Vinyl siding on the rest of the home. Shingled roof looks pretty good. Gravel driveway runs along the side of the home and leads to detached one car garage. Partial chain link fence around front yard. The house has potential. After a deep cleaning and some small repairs this house should be back in living condition. Lots of potential here. Animal Damaged; Sanitation Issues And Garbage; Summer Tax Due: \$950.60	233 W TRAIL ST JACKSON;	\$4862.46	
2926	Parcel ID: 1-034400000; Legal Description: S 1/2 OF LOT 5 BLK 4 DURAND'S ADD Comments: This vacant lot is approximately 0.10 acres of land. Driveway entrance at road. Small wood fence along the road side. Ground slopes up the farther West you walk. Open grassy lot. Across the street from the county fair grounds. Vul - Vacant Urban Lot; Summer Tax Due: \$9.50	606 N BLACKSTONE ST JACKSON;	\$1320.32	
2927	Parcel ID: 1-034800000; Legal Description: E 23 FT OF LOT 3 & W 27 FT OF LOT 4 BLK 4 DURAND'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot between a vacant lot and home. No driveway entrance. No trees. Ready for a new build. Vul - Vacant Urban Lot; Summer Tax Due: \$434.18	309 TAYLOR ST JACKSON;	\$2955.88	
2928	Parcel ID: 1-054800000; Legal Description: LOT 19 & W 1/2 OF LOT 20 BLK 5 NORTH STAR ADD Comments: This house sits on approximately 0.31 acres of land. Unfortunately this house has been posted as condemned. Cement driveway leads to a detached two car garage. Nice sized back yard. Neighbors stated there were feral cats living in the home. Interior walls and jack posts removed leaving floor systems structurally unsafe with bowing floor framing causing floors and ceilings to bow and crack. Unsafe electrical systems through home with open junction boxes and improper wiring throughout. Plumbing and mechanical work has been started without permits. Windows boarded in excess of 6 months. Roof coverings, soffit, fascia, siding, windows and trims damaged and deteriorated on primary home and garage. Structure noted to be dangerous and unsafe and unfit for human habitation. Condemned; Incomplete Construction; Structural Issues; Dangerous Building; Summer Tax Due: \$1,348.28	314 HILL ST JACKSON;	\$7868.79	
2931	Parcel ID: 2-034500000; Legal Description: LOT 23 WILLIAMSON'S ADD Comments: This house sits on approximately 0.16 acres of land. The property was occupied on last visit. Please use caution and be respectful if visiting this house in person. Shared cement driveway runs along the side of the home and leads to a detached one car garage. There was a vehicle parked in the driveway. Block foundation looks solid. Shingled roof in decent shape. The siding could use a fresh coat of paint. Fenced in back yard. Small shed in the back yard. Electric and gas meters connected and active. Enclosed mud room on front entrance. Nice neighborhood. Occupied; Summer Tax Due: \$1,286.61	127 N THOMPSON ST JACKSON;	\$16103.92	
2932	Parcel ID: 2-0896.1000; Legal Description: LOT 2 & N 1/2 OF E 5 FT OF LOT 3 BLK 1 STEWARD'S AMENDED ADD Comments: This vacant lot is approximately 0.21 acres of land. Open grassy lot. No trees. Flat. Ready for a new build. Please do your research with the Local Unit Assessor & Zoning on whatever your plan is for this parcel. Vul - Vacant Urban Lot; Summer Tax Due: \$848.62	430 N BLACKSTONE ST JACKSON;	\$4230.11	
2933	Parcel ID: 2-094300000; Legal Description: W 35 FT OF LOT 10 BLK 5 STEWARD'S ADD Comments: This vacant lot is approximately 0.06 acres of land. Small grassy lot. Partial shared driveway. Vul - Vacant Urban Lot; Summer Tax Due: \$36.30	429 W GANSON ST JACKSON;	\$1107.83	

2934	Parcel ID: 2-104700000; Legal Description: BEG AT A PT IN SLY LN OF OAKHILL AVE 264 FT W OF C/L OF STEWARD AVE TH S 176 FT M/L TO NLY LN OF TRAIL ST (FORMERLY EXTENSION ST) AT A PT 238.8 FT WLY MEASURED ALG NLY LN OF TRAIL ST FROM W LN OF STEWARD AVE TH ELY ALG NLY LN OF TRAIL ST 49.5 FT TH NLY 187 FT TO SLY LN OF OAKHILL AVE AT A PT 49.5 FT ELY OF POB TH WLY ALG SLY LN OF OAKHILL AVE 49.5 FT TO BEG BEING LOT 7 AND PARTS OF LOTS 5, 6 & 10 BLK 9 STEWARD'S AMENDED ADD Comments: This house sits on approximately 0.21 acres of land. Four bedroom two bathroom. The basement was being used to grow "vegetables" Floors feel bit wonky. Decent sized lot. Paved driveway runs along side of home and leads to a detached two car garage. Grassy back yard behind garage. Road access on Oakhill as well as W Trail St. Shingled roof looks good. Metal siding in fair shape. Foundation looks ok. Large enclosed front porch on side of home. Not a bad house. A little work would go a long way with this one. Nice fixer upper. Summer Tax Due: \$2,871.77	511 OAKHILL AVE JACKSON;	\$8538.80	
2936	Parcel ID: 3-250900000; Legal Description: LOT 6 BLK 1 SOUTH PARK SUB DIV OF BLKS 1, 2, 5, 6, 9 & PARTS OF BLKS 7 & 8 GRISWOLD'S ADD Comments: This house sits on approximately 0.10 acres. The house looks like it is either occupied or was recently occupied. Please use caution and be respectful if visiting this property in person. Fenced in back yard. Walk out basement. There is visible roof damage. Water leaking into home. The house is full of debris and other garbage. Strong smell coming from inside home. Large paved driveway leads to a detached two car garage. One of the garage doors appears to be broke. Water heater and furnace still present. Personal property still inside home. Block foundation looks solid. Poured concrete flooring in basement has carpet over it. This house needs work but there is still potential. Personal Property; Roof Issues; Sanitation Issues And Garbage; Occupied; Summer Tax Due: \$1,559.08	749 W HIGH ST JACKSON;	\$10978.42	
2937	Parcel ID: 3-254200000; Legal Description: E 16 FT OF LOT 8 & W 1/2 OF LOT 9 BLK 2 SOUTH PARK SUB DIV OF BLKS 1, 2, 5, 6, 9 & PARTS OF BLKS 7 & 8 GRISWOLD'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Sits in between two houses. Grassy open lot. Couple trees. Ready for new build but please check with the local unit assessor or zoning to make sure your plan fits!. Would be a good purchase for one of the adjacent property owners looking to increase their property size. No driveway entrance. Vul - Vacant Urban Lot; Summer Tax Due: \$38.37	722 RANDOLPH ST JACKSON;	\$1667.27	
2938	Parcel ID: 340-13-13-428-010-00; Legal Description: LOTS 18 & 19 MERIDIAN HEIGHTS Comments: This vacant lot is approximately 0.45 acres of land. Most of the property is open and grassy. There is a chain link fence around the property and it connects to the adjacent house. Possible encroachment. Many trees. Quiet area. There is a trailer with an off road vehicle on it parked in the back of the property. Flat. Vul - Vacant Urban Lot; Encroachments; Personal Property; Summer Tax Due: \$137.81	JULIA ST JACKSON;	\$1149.92	
2939	Parcel ID: 380-13-14-103-025-00; Legal Description: THE E 48 2/3 FT OF LOT 11 PIERCE'S SUBDIVISION Comments: This house sits on approximately 0.33 acres of land. The house is in overall poor shape. Three bedroom one bathroom. There was standing water in the basement. The cement floor in the basement was cracked and uneven. The floor on the front entrance felt weak. There is a sun room on the side of the home. The roof on the sun room has collapsed. Some of the walls have been ripped down to the studs. The water heater is in disrepair. Several pieces of pipe are laying around the basement. Furnace still present. 100 amp breaker box present. The breaker box was wet. Grass driveway runs along the side of the home and leads to a large one car garage. The shingled roof on the garage is covered in leaves, moss, and dirt. Looks like it will need repairs soon. This house needs work but with the right people there is potential. Foundation Issues; Roof Issues; Summer Tax Due: \$1,533.65	216 W CLARK ST JACKSON;	\$10854.94	
2941	Parcel ID: 4-026100000; Legal Description: S 1/2 OF S 1/2 OF W 1/2 OF LOT 5 B5S R1W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG Comments: This vacant lot is approximately 0.08 acres of land. Flat grassy lot ready for a new build. It looks like there was a house on this property at one point but has since been removed. The SEV may not accurately reflect the current value of the property. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$19.10	511 S BLACKSTONE ST JACKSON;	\$1198.97	

2942	Parcel ID: 4-031800000; Legal Description: E 1/2 OF E 4 RDS OF LOT 6 B4S R2W THE ORIGINAL PLAT OF THE VILLAGE OF JACKSONBURG Comments: This vacant lot is approximately 0.10 acres of land. In between a vacant lot and a gravel road. Handful of young evergreens and a few deciduous trees. Flat. It looks like there was a house on this property at one point but has since been removed. The SEV may not accurately reflect the current value of the property. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$490.48	320 W FRANKLIN ST JACKSON;	\$25385.99	
2943	Parcel ID: 4-048600000; Legal Description: N 33 FT OF LOT 5 EX E 1 RD AN EXT OF VILLAGE OF JACKSONBURG KNOWN AS MOODY'S EXT B8S R1W Comments: This house sits on approximately 0.10 acres of land. House appeared to be occupied on last visit. Please use caution and be respectful if visiting this property in person. Stone foundation looks decent. There is some crumbling on the cement front steps. Wood siding need some repairs here and there and could use a fresh coat of paint. Some of the windows and doors have been boarded shut. Shared gravel driveway runs along side of home and leads to a boarded up one car garage/shed. There is debris all around the back yard. There are multiple trailers behind the home. There is a damaged vehicle and a boat parked in the back as well. A few trees. Electric and gas meter still hooked up and active. Shingled roof looks ok. The house will need some work. Occupied; Summer Tax Due: \$1,083.04	809 S BLACKSTONE ST JACKSON;	\$8180.38	
2944	Parcel ID: 4-065700000; Legal Description: LOT 51 ASSESSOR'S SOUTH PLAT Comments: This house sits on approximately 0.12 acres of land. Unfortunately the building is posted as condemned. Unfit for human habitation due to rodent/bug infestation. Windows and doors have been boarded shut. Foundation looks solid. Gravel driveway runs along side of house and leads to the backyard. There is a cement slab in the back which looks to have been the foundation for a garage. Stairway on back of home. Looks to have been set up as a duplex although there is only one gas and electric meter. Both meters are still present. Vinyl siding looks good for the most part. A few areas need attention. Many of the windows have been broken and are now open. Cement steps on the front entrance are crumbling. This house will need work but there is potential here. Multiple Family Use; Boarded; Condemned; Summer Tax Due: \$935.20	1005 S JACKSON ST JACKSON;	\$8079.49	
2945	Parcel ID: 4-098600000; Legal Description: LAND COM AT A POINT ON E LN OF JACKSON ST 26 RDS S OF S LN OF ROCKWELL ST TH E 8 RDS TH S 3 RDS TH W 8 RDS TH N 3 RDS TO BEG SE 1/4 SE 1/4 SEC 3 T3S R1W Comments: This house sits on approximately 0.15 acres of land. The house appeared to still be in use on last visit although no one answered the door. Please use caution and be respectful if visiting the property in person. Gas meter still hooked up. Electric mater has been removed. Block foundation looks solid. Window AC units in many of the windows. Shared gravel driveway runs along side of home and leads to a detached two car garage. Vegetation is growing up the side of the house. Vinyl siding in good shape. Shingled roof looked good as well. A few of the windows have been boarded. This house has a lot of potential. Nice neighborhood. Occupied; Summer Tax Due: \$726.61	1211 S JACKSON ST JACKSON;	\$5066.03	
2946	Parcel ID: 4-106200000; Legal Description: LOT 46 TINKER'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Open grassy lot. Flat. Some trees along the North border. No driveway entrance. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Summer Tax Due: \$451.93	LINWOOD AVE JACKSON;	\$1284.90	
2947	Parcel ID: 4-106300000; Legal Description: E 43 FT OF LOTS 47 & 48 TINKER'S ADD Comments: This vacant lot is approximately 0.10 acres of land. Open grassy lot. Ready for a new building. Some trees along the street. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Summer Tax Due: \$190.56	W HIGH ST JACKSON;	\$1568.17	
2948	Parcel ID: 4-1484.1000; Legal Description: 1484.2 S 98.86 FT OF LOT 13 1/2 & E 22.45 FT OF S 98.86 FT OF LOT 13 BLK 5 DIV.3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD Comments: This commercial building sits on approximately 0.23 acres of land. Poured concrete foundation is in good shape. Wood siding is fair. There is broken glass, and other debris you would expect from an auto repair shop. Multiple breaker and fuse boxes throughout the building. The roof is not in great shape. There appear to be leaks in multiple areas. Large garage doors. Large equipment still inside. Older furnace. Large paved parking area. Partial chain link fence. Possible contamination. Recommend DEQ. There is potential here. Personal Property; Roof Issues; Contamination Indicators; Summer Tax Due: \$1,127.46	1510 S JACKSON ST JACKSON;	\$6186.93	

2949	Parcel ID: 4-148500000; Legal Description: W 43.55 FT OF LOT 13 BLK 5 DIV 3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD Comments: This vacant lot is approximately 0.13 acres of land. Partial paved parking lot. Adjacent to LOT #2948 and #2950. Flat. Partial grass area. Some debris from the auto repair shop next door. Possible encroachment from the commercial building. Do your research. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Encroachments; Summer Tax Due: \$30.99	GRISWOLD ST JACKSON;	\$1071.50	
2950	Parcel ID: 4-148600000; Legal Description: 1487 LOTS 14 & 15 BLK 5 DIV 3 AMENDED PLAT OF DIV 1, 2 & 3 OF SUMMITVILLE ADD Comments: This vacant lot is approximately 0.41 acres of land. Open grassy lot with a tree in the South West corner. Driveway entrance on Woodsum St. Partial paved driveway runs the length of the property but it is crumbling and grass is growing over it. Flat. Adjacent to Lot #2949 There is a mobile RV parked on the property. Pile of tires. Please check with the local unit assessor or zoning to make sure your plan fits! Personal Property; Vul - Vacant Urban Lot; Summer Tax Due: \$99.51	GRISWOLD ST JACKSON;	\$1354.97	
2951	Parcel ID: 4-157200000; Legal Description: LOT 29 SHEAP'S ADD Comments: This house sits on approximately 0.20 acres of land. Unfortunately this house has been posted as condemned. Metal siding in failing in a few areas most notably on the back of the house. Block foundation looks good but the cement steps on the front and back entrance are sinking into the ground. Shingled roof looks ok. Cement driveway runs along the side of the home and leads to a detached on car garage. There is debris around the home and in the backyard. A handful of trees in the back yard. Electric and gas meter have been removed. For more information on the reason for foreclosure please contact the Jackson County Treasurers office. Condemned; Summer Tax Due: \$420.26	130 W ROBINSON ST JACKSON;	\$2809.76	
2952	Parcel ID: 4-163300000; Legal Description: LOT 9 BLK 3 HARMON'S ADD Comments: This house sits on approximately 0.15 acres of land. Chain link fenced in back yard. Grass driveway. Small shed in the back. The house is set up as a duplex. There are three gas meter spots but only one still has a meter connected. Wood siding in fair shape. Some paint chipping. Block foundation looks solid. No major damage seen. Roofed over front porch. A handful of trees. Shingled roof is in fair shape. No major damage seen or any leaks. Crawlspace basement. The over all construction of the interior is not in the best but it is not far away from living condition. A bit of TLC could go a long way with this one. Multiple Family Use; Summer Tax Due: \$1,218.30	181 W PROSPECT ST JACKSON;	\$4537.18	
2953	Parcel ID: 4-1638.1000; Legal Description: S 72 FT OF LOTS 13 & 14 BLK 3 HARMON'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Nice little neighborhood. Flat grassy lot. Some trees along the North border but they may belong to the other property. Ready for a new build. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Summer Tax Due: \$19.10	S JACKSON ST JACKSON;	\$654.97	
2954	Parcel ID: 420-13-01-214-097-00; Legal Description: LOTS 9, 10, AND 11 EXC THE S 25 FT THEREOF BLOCK 14 ROOT'S EASTERN SUBDIVISION Comments: This vacant lot is approximately 0.50 acres of land. Forested. Good spot for a business. Found a bit of debris such as a sofa. Some dumping but nothing to outrageous to clean up. Please do your research with the Local Unit Assessor & Zoning on whatever your plan is for this parcel. Vul - Vacant Urban Lot; Summer Tax Due: \$273.19	PAGE AVE JACKSON;	\$2143.87	
2955	Parcel ID: 460-13-12-302-009-00; Legal Description: THE N 94 FT OF S 367 FT OF E 165 FT OF LOT 3 SHOEMAKER AND MCDEVITT'S SUBDIVISION Comments: This vacant lot is approximately 0.36 acres of land. open grassy lot with a few trees. Flat. Multiple vehicles on the property on last visit. Large trailer with lumber. There was a camper trailer that looked to be in use although no one was at the property at the time of our visit. Please use caution and be respectful if visiting this property in person. Vul - Vacant Urban Lot; Personal Property; Occupied; Summer Tax Due: \$69.54	ORNE ST JACKSON;	\$896.26	
2956	Parcel ID: 470-13-12-302-017-00; Legal Description: LOT 22 UPLANDS SUBDIVISION OF LOTS 4 AND 5 OF SHOEMAKER AND McDEVITT'S SUBDIVISION Comments: This vacant lot is approximately 0.13 acres of land. Grassy lot between a house and a dirt road. Handful of trees. Summer Tax Due: \$27.33	CREST AVE JACKSON;	\$827.90	

2957	Parcel ID: 470-13-12-302-018-00; Legal Description: LOT 23 UPLANDS SUBDIVISION OF LOTS 4 AND 5 OF SHOEMAKER AND McDEVITT'S SUBDIVISION Comments: This vacant lot is approximately 0.13 acres of land. Dirt road between a fenced in yard and a vacant lot. Adjacent to lot#2956. Summer Tax Due: \$27.33	CREST AVE JACKSON;	\$827.90	
2958	Parcel ID: 5-103600000; Legal Description: LOT 2 BLK 11 ROOT'S SOUTH ADD Comments: This house sits on approximately 0.14 acres of land. Open grassy lot. Flat. It appears there was a structure on this property at one point but has since been removed. The SEV may not accurately reflect the current value of the property. Ready for a new build or would be a good purchase for one of the adjacent property owners. There is a trailer with a lawnmower parked on the lot. Wooden swing and bench in middle of property. A few large trees along the boundary. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$340.68	1004 PIGEON ST JACKSON;	\$3008.11	
2959	Parcel ID: 5-122100000; Legal Description: LAND COM AT A PT ON N LN OF HIGH ST 86 7/8 FT W OF W LN OF MERRIMAN ST TH N 8 RDS 4.5 FT TH W 40 FT TH S 8 RDS 4.5 FT TO N LN OF HIGH ST TH E 40 FT TO BEG SE 1/4 SW 1/4 SEC 2 T3S R1W Comments: This house sits on approximately 0.12 acres of land. Unfortunately there was some standing water in the basement. Not a great deal but enough to help mold start to form. Furnace has been removed. 100 amp break box. There is a great deal of debris throughout the home. Two bedrooms on the second story floor. One bathroom and one bedroom on main floor. Metal siding in fair shape. Shingle roof looks ok as well. Two spots for electric meter. Both have been removed. Gas meter still hooked up. The house has potential but you'll need to fix the basement leak, removed the mold, and do a deep clean everywhere. Block foundation looks solid. Mold; Sanitation Issues And Garbage; Summer Tax Due: \$1,359.73	238 E HIGH ST JACKSON;	\$4573.99	
2960	Parcel ID: 5-152000000; Legal Description: LOT 23 BLK 1 HARMON'S ADD Comments: This vacant lot is approximately 0.15 acres of land. Partial chain link fence. One large tree. Grassy open lot. Ground slopes down slightly but nothing major. Mostly flat. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Summer Tax Due: \$541.24	W ADDISON ST JACKSON;	\$809.43	
2961	Parcel ID: 5-164700000; Legal Description: LOT 11 BLK 1 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PARTS OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: This house sits on approximately 0.16 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting the property in person. Shared paved driveway leads to a one car garage that has seen better days. The garage roof needs repairs. Electric and gas meters still hooked up and active. Block foundation looks solid. Siding is in fair shape but needs some repairs. Small grass front lawn. Aggressive dog in the back yard. Unable to get photos of the back of the house. Dog in the back yard. Beware Of Dog; Occupied; Summer Tax Due: \$930.53	113 E ROBINSON ST JACKSON;	\$7350.88	
2962	Parcel ID: 5-171700000; Legal Description: LOTS 11, 12 & 13 BLK 3 JACKSON LAND & IMPROVEMENT CO'S SUB DIV OF BLKS 2 & 7 & PART OF BLKS 1, 3, 4, 5, 6, 11 & 12 FRANCIS ST ADD Comments: This vacant lot is approximately 0.42 acres of land. Open grassy lot. Handful of trees. Two driveway entrances at the road. Land slopes a little but but is mostly flat. Ready for a new build. Please check with the local unit assessor or zoning to make sure your plan fits! Vul - Vacant Urban Lot; Summer Tax Due: \$1,080.62	113 E MANSION ST JACKSON;	\$2125.67	
2963	Parcel ID: 545-13-23-406-096-00; Legal Description: LOT 142 SUPERVISOR'S LAKESIDE PLAT Comments: This house sits on approximately 0.10 acres of land. Three bedroom one bathroom. Block foundation looks solid. The roof isn't leaking but there are some significant waves on certain sections that may need some attention. Vinyl siding is good but needs a power wash. There are animal droppings throughout the house. Small grassy front and back yard. A couple small trees. The breaker box has been ripped out. The furnace is in pieces in the basement. Possible harvesting. Water heater still present. Electric meter is removed but the gas meter is still present. This house will need some work but there is potential here. Would be a good project for a handy man. Across the street from Vandercook Lake. Harvesting; Animal Damaged; Summer Tax Due: \$818.06	807 EMMETT AVE JACKSON;	\$7952.89	

2964	Parcel ID: 6-052000000; Legal Description: E 35 FT OF W 73 FT OF LOTS 29 & 30 BLK EATON'S EAST ADDITION Comments: This house sits on approximately 0.07 acres of land. Three bedroom one bathroom. The house is not in the best shape. The plumbing appears to be broken. The bathroom on the second floor has been leaking which caused the ceiling to cave in on the main floor. The moisture has allowed mold to form. Block foundation looks solid. Small grassy backyard with a small shed. Shingled roof looks ok. Siding is in fair shape as well. There is a large amount of debris in the basement. 100 amp breaker box. Water heater and furnace still present. This house needs some work but it has potential. Fix the plumbing and any damage the water has caused and this would be a decent house. Mold; Summer Tax Due: \$2,216.86	1516 PLYMOUTH ST JACKSON;	\$3213.79	
2965	Parcel ID: 6-053700000; Legal Description: LOT 7 ASSESSOR'S DEYO PLAT Comments: This vacant lot is approximately 0.14 acres of land. Open grassy lot. One small sapling. The land sloped down a bit but for the most part it is flat. There was previously a house on this lot but it has since been removed. The SEV may not accurately represent the current value of the property. Please do your research with the Local Unit Assessor & Zoning on whatever your plan is for this parcel. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$369.73	310 SUMMIT AVE JACKSON;	\$5240.32	
2966	Parcel ID: 6-099200000; Legal Description: LOT 8 BLK 30 EAST ADD Comments: This vacant lot is approximately 0.20 acres of land. There was previously a house on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Open dirt lot. Flat. Handful of trees. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$245.37	1612 CHAPIN ST JACKSON;	\$8755.34	
2967	Parcel ID: 6-099800000; Legal Description: LOT 12 BLK 30 EAST ADD Comments: This vacant lot is approximately 0.20 acres of land. Open grassy lot in between two houses. Driveway entrance at road. Partial chain link fence along East border. A small amount of debris such as a couple pallets and an old row boat. Remains of a small cement slab. Vul - Vacant Urban Lot; Summer Tax Due: \$26.58	1700 CHAPIN ST JACKSON;	\$1124.00	
2968	Parcel ID: 6-183400000; Legal Description: LOTS 8 & 9 ASSESSOR'S SOUTHEAST ADD Comments: This vacant lot is approximately 0.38 acres of land. Tall grassy lot with a few trees. Next to some electric transformers. Flat. Decent sized lot. Ready for a new build. Please do your research with the Local Unit Assessor & Zoning on whatever your plan is for this parcel. Vul - Vacant Urban Lot; Summer Tax Due: \$38.52	1613 CHLEBUS ST JACKSON;	\$3527.46	
2969	Parcel ID: 7-008100000; Legal Description: LOTS 3, 4 & 6 ALSO N 33 FT OF LOT 7 & N 31 FT OF LOT 9 & ALL OF LOT 10 BLK 8 ALSO LOTS 1, 15 & 16 BLK 11 BLACKMAN'S ADD Comments: These buildings sit on approximately 1.35 acres of land. The business appeared to still be occupied on last visit. Please use caution and be respectful if visiting the property in person. There are three large buildings on the property. There is a two car garage in good shape with metal siding and shingled roof. The main building is made of block and has a flat roof. There are two tall, one medium, and one normal size garage doors on this building. The third building is a large garage with metal siding and metal roof that looks to be in good shape. It has a two car garage door on the front and a large sliding door on the side. Electric meters on all three are still connected. There were multiple Semi trucks parked on the property. Large paved parking area throughout. Some random mechanical debris on the outside of the buildings. This is a large property and looks to be in good shape. Would be a good purchase for someone looking to start an auto repair shop or any other kind of commercial business. Across the street from a large factory. Occupied; Summer Tax Due: \$5,998.93	624 OAK ST JACKSON;	\$18005.36	

2970	<p>Parcel ID: 7-010600000; Legal Description: LOT 8 BLK 9 EX E 76 FT BLACKMAN'S ADD Comments: This house sits on approximately 0.07 acres of land. Two bedroom one bathroom home. The basement was wet and had some mold forming. However it looks like this is because of a sump pump not being able to run because the electric has been shut off. Shingled roof didnt show nay signs of leaking but it is wavy and looks like it will need to be repaired in the near future. Furnace and water heater look newer. 100 amp breaker box. Some debris in the home. Some personal property has been left behind. Enclosed front porch. Shared cement driveway entrance. Dirt driveway runs along side of home and leads to a small back yard. The house will need some repairs but there is potential for a nice starter home. Vinyl siding is clean. Stone foundation looked fine. Personal Property; Mold;</p> <p>Summer Tax Due: \$1,054.15</p>	208 E TRAIL ST JACKSON;	\$5445.81	
2971	<p>Parcel ID: 7-027800000; Legal Description: LOT 6 & N 31 FT LOT 7 BLK 7 AN EXT OF THE VILLAGE OF JACKSONBURGH ON EAST SIDE OF GRAND RIVER KNOWN AS FORD'S EASTERN EXT Comments: This house sits on approximately 0.23 acres of land. Unfortunately this house has been posted as condemned. It appears the structure is unsanitary or unfit for human habitation. There are some tarps on top of the roof in the back leading me to believe there is water damage inside of the home. Gravel/dirt driveway runs along the side of the home and leads to a back yard that has a large amount of debris. There were multiple cats on the property. Mix of stone and block foundation. There was a cement slab in the back yard, possibly from an old garage. Please contact the Jackson County Treasurers office for more information on the condemnation. Additional notes: Unit does not have essential service of running water. Interior has no secondary means of egress in bedroom like areas. Unsanitary conditions in unit. Heating system unable to reach 70 degree temp, electrical wiring and fixtures exposed to water and pose safety risk, main beam of house has deteriorated and structural framing members are inadequate to support home. Structural Issues; Condemned; Dangerous Building; Roof Issues;</p> <p>Summer Tax Due: \$933.44</p>	405 BURR ST JACKSON;	\$6240.37	
2973	<p>Parcel ID: 7-089700000; Legal Description: LOT 3 BLK 10 LOOMIS HOMEWILD ADD NO 2 Comments: This building sits on approximately 0.21 acres of land. It is in the middle of renovation. There is standing water in the basement. May be due to the plumbing being taken apart. There is a water heater on the main floor. Furnace in the basement. 100 amp breaker box. Set up with many rooms. Brick siding looks good. Shingled roof in fair shape. Down to the studs. Lots of construction debris throughout the building. Paved driveway runs along the side of the building and leads to more parking in the back. Slight graffiti on the outside. Back door boarded. This building has potential. Fix the water leak and continue the renovation. Incomplete Construction;</p> <p>Summer Tax Due: \$735.62</p>	519 N EAST AVE JACKSON;	\$20255.05	
2974	<p>Parcel ID: 7-117100000; Legal Description: S 1/2 OF LOT 8 BLK 11 EAST ADD Comments: This house sits on approximately 0.10 acres of land. The house appears to have been set up as a duplex at one point. Dual breaker boxes. Bathroom on main floor and second floor. Some pipe attachments on second floor for a kitchen maybe? The house is not separated into two apartments. Shared driveway leads to a small grass backyard. Stone foundation has some crumbling. Faux brick siding is ok but nees a few repairs. Furnace was replaced recently. The old furnace is still present. There is a hole in the roof allowing water to leak into the home. It has caused the ceiling to cave in on the main floor. Mold is forming. This house needs work but its in a decent neighborhood and has potential. Would be a good house for a renovation company or a skilled handy man. Roof Issues; Mold;</p> <p>Summer Tax Due: \$1,354.71</p>	140 BATES ST JACKSON;	\$5095.13	

2975	Parcel ID: 7-122900000; Legal Description: S 1/2 OF LOT 9 BLK 14 EAST ADD Comments: This house sits on approximately 0.10 acres of land. Unfortunately this house was posted as condemned and has been boarded up tight. All of the main floor windows and doors have been boarded. The second floor windows are all broken out. Shared dirt driveway runs along the side of the house and leads to a cement slab in the backyard. Wood deck on back of home. Stone foundation looks solid. Siding isn't in bad shape. Shingled roof looks ok. Nice little neighborhood. Some debris in the back yard. Please contact the Jackson County Treasurers office for more information regarding the condemnation. Additional notes: Open hole through rear wall of home. Masonry chimney collapsed onto upper roof. Interior of home fully gutted and piled with debris. Electrical, plumbing, HVAC systems removed from home. Deteriorated and damaged roof coverings, siding, soffit, fascia, windows, doors, trims. Property noted to be dangerous and unsafe, unfit for human habitation. Harvesting; Dangerous Building; Condemned; Boarded; Summer Tax Due: \$320.94	129 N GORHAM ST JACKSON;	\$3763.51	
2977	Parcel ID: 8-014100000; Legal Description: LOT 19 BLK 6 NORTH EASTERN ADD Comments: This vacant lot is approximately 0.15 acres of land. Grassy. The land is a bit sloped. A few trees on the East portion. Nice neighborhood. Vul - Vacant Urban Lot; Summer Tax Due: \$368.46	N DWIGHT ST JACKSON;	\$1276.35	
2978	Parcel ID: 8-051000000; Legal Description: LAND COM AT INTERS OF E LN OF ELM AVE WITH N LN OF GANSON ST TH E 3 RDS TH N 117 FT TH W 3 RDS TH S 117 FT TO POB SW 1/4 NW 1/4 SEC 36 T2S R1W Comments: This vacant lot is approximately 0.13 acres of land. Open grassy lot with no trees. Flat. Ready for a new build. There was previously a house on this property but has since been removed. The SEV may not accurately reflect the current value of the property. Please do your research with the Local Unit Assessor & Zoning on whatever your plan is for this parcel. Vul - Vacant Urban Lot; Sev Not Accurate; Summer Tax Due: \$544.37	1602 E GANSON ST JACKSON;	\$3678.90	
2979	Parcel ID: 8-184400000; Legal Description: N 1/2 OF LOT 6 HAMMOND'S ADD Comments: This vacant lot is approximately 0.74 acres of land. Grassy lot with some vegetation. A few trees. Small shared driveway entrance at road. Has a few slopes but for the most part is flat. Would be a good purchase for the adjacent property owner. Vul - Vacant Urban Lot; Summer Tax Due: \$33.64	N WATERLOO AVE JACKSON;	\$746.79	
2980	Parcel ID: 8-261800000; Legal Description: LOT 10 BLK 2 BENNETT & GEORGE ADD Comments: This house sits on approximately 0.20 acres of land. Block foundation looks solid. Vinyl siding in fair shape as well. Shingled roof in fair shape. Unfortunately it looks as though the previous owner was a hoarder. The house in completely full of garbage and debris. It also looks like there may be animals living inside the home. We did not encounter any animals but there were multiple cat carriers and feces inside. Basement entrance on the exterior of the home. Small wood porch on back. Small grassy side yard. A handful of trees. Gas meter and electric meter still hooked up. The house appears to be in good condition from the outside. After the house is completely emptied and cleaned it may be a nice house. There is potential here. Animal Damaged; Sanitation Issues And Garbage; Summer Tax Due: \$634.42	1504 NEWTON ST JACKSON;	\$5801.50	

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.