Public Land Auction

Oakland

August 20th, 2025

Oakland County

Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm EDT

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

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Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

(For those who have *no* computer access. Please call for assistance)

For registered users, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** 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
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering a tax auction property to "see it" is considered breaking and entering (a criminal offense)**.** Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit 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 (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold "as-is" in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer's request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor's 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 complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also 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, FedEx, or UPS to ensure timely, verified delivery.

Bidding Authorization

- Online and absentee bidding requires a **$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a $1,000 certified funds deposit if a credit card is unavailable. A 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 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).*

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

*** = Includes a catalog of DNR Surplus Parcels in this county**

Kent*, Oceana*, Ottawa, Muskegon **8/1/2025**	**Northwestern Lower Peninsula** **(Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*)** **8/4/2025**	**Branch, Hillsdale, Jackson** **8/5/2025**
Monroe **8/5/2025**	**Bay, Gladwin, Arenac** **8/6/2025**	**The Thumb Area** **(Huron, Lapeer*, Sanilac, Saint Clair, Tuscola)** **8/7/2025**
City of Highland Park **8/15/2025**	**Eastern Upper Peninsula** **(Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*)** **8/18/2025**	**Western Upper Peninsula** **(Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon)** **8/19/2025**
Oakland **8/20/2025**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*)** **8/21/2025**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*)** **8/22/2025**
Barry*, Calhoun, Kalamazoo, St. Joseph **8/26/2025**	**Allegan*, Berrien, Cass, Van Buren** **8/27/2025**	**North Central Lower Peninsula** **(Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon)** **8/28/2025**
Antrim, Charlevoix, Emmet **9/2/2025**	**North Eastern Lower Peninsula** **(Alcona, Alpena, Cheboygan, Iosco, Presque Isle)** **9/3/2025**	**Saginaw** **9/4/2025**
Genesee* **9/5/2025**	**Minimum Bid Re-Offer Auction** **9/26/2025**	**No Reserve Auction** **10/31/2025**

Rules and Regulations

1. Registration

You must create an online user account at www.tax-sale.info in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a $1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering $1,000 in certified funds to the Auctioneer.

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

Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time.** During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids ***but cannot delete or decrease your bid amount***. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline**.** While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as 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:

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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.
- For property offered by the Oakland County Treasurer, the person did not directly or indirectly hold more than a minimal legal interest in any property that was previously subject to tax-foreclosure pursuant to MCL 211.78k in Oakland County.

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

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

A bid accepted at public auction 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

- **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.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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 have their sale cancelled and will be assessed liquidated damages in the amount of $1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to $1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 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 for any reason 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 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 be assessed liquidated damages in the amount of $1000.** Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. 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 during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

II. Assessing Potential Contamination
Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments

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-liable 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. **Please Note: Properties being sold in Antrim County EXCLUDE all mineral rights.**

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. Finally, additional conditions are included on the 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, 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: 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 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.

Oakland

Lot #	Lot Information	Address	Min. Bid
7500	**Parcel ID:** 02 14-06-255-012; **Legal Description:** T3N, R10E, SEC 6 LAKE ANGELUS GARDENS LOT 27, ALSO THAT PART OF VAC MORRIS AVE ADJ TO SAME 7-6-99 FR 010 **Comments:** ~75 ft frontage on N Lake Angelus Rd to the south, ~~150 ft deep. Electric utility passes through the east portion. About 2000 ft north of the lake. Land consists of thick vegetation making it very difficult to traverse. Wooded. Ground slopes up a bit from the road. No observed structures. The land consists of open grassy space with a mix of trees scattered along the perimeter. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $658.15	N LAKE ANGELUS RD AUBURN HILLS	$4,521.56
7501	**Parcel ID:** 02 14-35-302-003; **Legal Description:** T3N, R10E, SEC 35 L & N SUBDIVISION OUTLOT A EXC BEG AT SE LOT COR, TH N 12-59-51 W 84.03 FT, TH S 52-09-51 W 77.14 FT, TH S 12-59-51 E 51.63 FT, TH N 77-00-09 E 70 FT TO BEG **Comments:** Triangular parcel with ~112 fr frontage on Hempstead Rd, maximum depth of ~50 ft. Generally a wooded parcel, somewhat cleared at the roadside. Picnic table and decorative well in the east portion; likely utilized by adjacent parcel to the east. Right behind the Bloomfield Orchards sign. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $28.12	HEMPSTEAD RD AUBURN HILLS	$1,810.67
7502	**Parcel ID:** 02 14-35-479-020; **Legal Description:** T3N, R10E, SEC 35 OAKLAND COUNTY CONDOMINIUM PLAN NO 311 CHESTNUT HILL VILLAGE CONDOMINIUM UNIT 96, BLDG 9 L 7831 P 332 **Comments:** This property appeared to be occupied on last visit. Please use caution and be respectful if visiting property in person. The main building appears to be in great shape from the exterior inspection only. Interior condition is unknown. This is Unit 96 at 841 Bloomfield Blvd. It is part of the Chestnut Hill Village Condominiums. This is a well maintained property. Vinyl siding, shingled roof, and poured concrete foundation all look good. AC units on side of building and some units have a walk out wood porch. Gas and electric meters are hooked up to the building. Unknown if they are for unit 96. There is a reserved spot under a car port in the paved parking lot in front of the building. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 15; 6; 21 (see key for full text) **Summer Tax Due:** $1,333.02	841 BLOOMFIELD VILLAGE BLVD AUBURN HILLS	$12,457.52
7503	**Parcel ID:** 04 25-18-104-021; **Legal Description:** T1N, R11E, SEC 18 BERKLEY SCHOOL-PARK LOT 137 **Comments:** ~40 ft frontage on Bacon Ave to the east, ~130 ft deep. ~0.12a. ~826 sq ft. ~120 sq ft. This house appears to be in poor shape but if repairs are done soon it can be saved. The major issue is the shingled roof. It needs to be replaced asap. There are normal shingles as well as asphalt sheeting on the South facing roof. Gutter damage as well. There is a good sized hole in the roof. Water damage in the home but mold hasn't starting and the floors still feel solid. Other then that this house need typical repairs and renovations. It needs work but it has potential. Vinyl siding looks good but could use a wash. Could not determine foundation as the siding goes all the way to the ground. There are some trees growing along the foundation that should be removed. There is a small concrete driveway along an alley to the North that leads to a detached garage that's full of personal property and debris. Two bedroom one bathroom. There is personal property and debris throughout the home. This house needs work but a buyer with the right resources could get this thing back into shape. Please do your due diligence before placing a bid and be prepared for a bit of work. Michigan basement, the rest crawlspace. Detached garage. **Additional Disclosures:** 21; 5 (see key for full text) **Summer Tax Due:** $5,299.78	3355 BACON AVE BERKLEY	$24,460.23

7504	**Parcel ID:** 04 25-18-404-030; **Legal Description:** T1N, R11E, SEC 18 ASSESSOR'S REPLAT OF MEADOW FARMS S 60 FT OF LOT 126 **Comments:** ~80 ft frontage on Gardner Ave to the east, ~122 ft deep. ~0.17 acres. ~851 sq ft house. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There was a large dog on the premises so unable to do thorough inspection. The house appears to be in fair/good shape from the exterior inspection only. Interior condition is unknown. Brick siding looks good. There are some broken bricks underneath the front porch steps. Shingled roof is older but looks fine for its age. Some broken windows. Gas and electric meter are hooked up and appear active. Concrete driveway leads to a detached two car garage in a chain link fenced in back yard. There were two vehicles parked in the driveway with current tags. Small grassy front and back yard. Located in a well maintained neighborhood. This house has a lot of potential. It will most likely require repairs and renovations but its a small home so it should be manageable. Please do your due diligence before placing a bid and be prepared for a bit of work. full height block basement, detached 2 car garage. **Additional Disclosures:** 33; 45; 6; 21 (see key for full text) **Summer Tax Due:** $4,380.64	2085 GARDNER AVE BERKLEY	$47,148.91
7505	**Parcel ID:** 08 19-26-253-015; **Legal Description:** T2N, R10E, SEC 26 CASPAR J LINGEMAN'S QUARTON ROAD UNIT OF QUARTON LAKE ESTATES LOT 17 **Comments:** ~75 ft frontage on Pilgrim Ave to the eat, ~145 ft deep. ~0.25a. ~1715 sq ft, attached two car garage. ~1153 sq ft full height basement. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Although looking through the window leads me to believe its in good shape as well. Personal property present. Gas and electric meters are hooked up and appear active. Two electric meters. This is a nice large home in an affluent neighborhood that's being well maintained. We don't see houses of this caliber often. Nice brick driveway leads to an attached two car garage. Mix of brick, wood, and stucco siding all looks fairly good. Maybe a few bricks could be replaced but no major issues seen. Shingled roof looks fairly new but there is a good amount of moss and vegetation build up on the back roof. Large copper gutters look good but some need to be cleared of debris. A few of the windows have rot around the framing and sill. Large AC unit on side of home. Small grassy back yard with some trees. Nice landscaping on the property. Appears to be well maintained no crazy overgrowth. This is a beautiful property. Don't miss out on your chance to pick this one up. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $10,234.04	1017 PILGRIM AVE BIRMINGHAM	$42,789.61
7506	**Parcel ID:** 22 23-19-452-001; **Legal Description:** T1N, R9E, SEC 19 SUPERVISOR'S PLAT NO 11 THAT PART OF LOT 21 LYING SWLY OF US-16 HWY AS RELOCATED **Comments:** Vacant triangular parcel at the end of Hathaway St. Much of the area is taken up by the paved cul-de-sac. Partially wooded with a small grassy patch that is being maintained by adjacent land owners. There is a wire fence that runs through the middle of the wooded section to separate the land from the highway. Unbuildable due to size. This is a great opportunity for an adjacent land owner to increase their property size. **Additional Disclosures:** 9; 30; 23 (see key for full text) **Summer Tax Due:** $481.81	HATHAWAY ST FARMINGTON HILLS	$4,273.66
7507	**Parcel ID:** 22 23-35-427-007; **Legal Description:** T1N, R9E, SEC 35 GRAND RIVER HOMES SUB LOT 342 **Comments:** ~70 ft frontage on Colgate to the east, ~112 ft deep. ~0.17a. ~840 sq ft, detached 1 car garage. This is a small two story home in below average shape. Crawlspace basement. Water heater still present. 100 breaker box. Block foundation looks fine with minor cracking. Vinyl siding is in decent shape but needs a power wash. The shingled roof doesn't look bad from the exterior but there are visible leaks on the second story ceiling. Nothing major but there is a small amount of mold forming in the upstairs rooms due to the extra moisture. Gutters are full of debris. Two bedrooms and one bathroom on the main floor. The second story has two additional bedrooms. There is debris and personal property in the home and some evidence of animal damage. Concrete driveway leads to a detached one car garage that is full of debris. Partially fenced in grassy back yard. Handful of mature trees on the property. This house has some issues but there's potential here. This could be a good project for a fixer upper. Its a smaller home so it should be manageable for the right bidder. Please do your due diligence before placing a bid. **Additional Disclosures:** 63; 5; 32; 21 (see key for full text) **Summer Tax Due:** $1,962.11	21329 COLGATE ST FARMINGTON HILLS	$12,574.89

7508	**Parcel ID:** 28 25-25-378-023; **Legal Description:** T1N, R11E, SEC 25 COLONY HOMES NO. 1 SUB LOT 445 **Comments:** ~40 ft frontage on Cayuga Ave to the east, ~109 ft deep. Possible shared driveway/encroachment. No observed structures. The land consists of open grassy space with a few of trees scattered along the perimeter. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $3,856.11	23113 CAYUGA AVE HAZEL PARK	$19,232.36
7509	**Parcel ID:** 28 25-25-477-021; **Legal Description:** T1N, R11E, SEC 25 ELMHURST SUB LOT 147 **Comments:** ~40 ft frontage on Davey Ave to the east, ~125 ft deep. ~1015 sq ft ranch on slab. Unfortunately this house is in poor condition and has been condemned. Unfit for human occupancy. Please contact the local planning/zoning department for details on damage and required repairs. The house appears to be in fair/poor shape from the exterior inspection only. The interior does not look good either. Lots of debris and garbage throughout. Metal siding needs repairs. Shingled roof has damage and leaks are likely. Soffit/fascia rot. Gas meter still hooked up. Electric meter has been removed. The front porch roof is about to collapse. Concrete driveway leads to a detached two car garage. The garage has been boarded up. Fenced in back yard. Some stone work on the front of the home. Located in an average well maintained neighborhood. This house will likely require a good deal of work and renovations before its back in good living condition. Please do your due diligence before placing a bid and be ready for some work. **Additional Disclosures:** 66; 31; 46 (see key for full text) **Summer Tax Due:** $3,961.03	23123 DAVEY AVE HAZEL PARK	$11,921.12
7511	**Parcel ID:** 28 25-36-255-017; **Legal Description:** T1N, R11E, SEC 36 FAIR OAKS SUB LOT 77 **Comments:** ~54 ft frontage on E Meyers to the north, ~145 on Hughes Ave to the east. Open grassy lot with a few mature trees. A few broken branches laying on the lot. Well maintained neighborhood. Driveway entrance along Hughes Ave. This is a great opportunity for an adjacent land owner to increase their property size as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $3,156.75	1336 E MEYERS AVE HAZEL PARK	$14,273.04
7512	**Parcel ID:** 28 25-36-432-019; **Legal Description:** T1N, R11E, SEC 36 OAKWAY SUB LOT 309 **Comments:** ~40 ft frontage on E Milton to the south, ~108 ft deep. No observed structures. The land consists of open grassy space. Paved driveway entrance along the road. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $6,019.88	1743 E MILTON AVE HAZEL PARK	$12,841.83
7513	**Parcel ID:** 40 24-14-429-013; **Legal Description:** T1N, R10E, SEC 14 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 1 SLY 5 FT OF LOT 640, ALSO ALL OF LOTS 641 TO 644, ALSO 1/2 OF VAC ALLEY ADJ TO SAME 4-11-05 FR 011 **Comments:** ~85 ft frontage on Sunset to the NE, ~100 ft deep. This appears to be a side yard parcel. It is being used by the adjacent house to the North. Mow and being maintained. Partially fenced in. Open and grassy with trees along the perimeter. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $481.36	SUNSET BLVD LATHRUP VILLAGE	$3,474.07

7514	**Parcel ID:** 44 25-23-232-021; **Legal Description:** T1N, R11E, SEC 23 OAK GARDENS LOT 135 **Comments:** ~50 ft frontage on Brush St to the east, ~135 ft frontage on Andover to the south. ~0.16a. Driveway on Andover. ~936 sq ft This single story home appears to be in fair condition but there are issues that need to be addressed. There is a section of the shingled roof near the sewage gas pipe that is caving in. Short concrete driveway leads to a detached two car garage that has been boarded up and pad locked. Vinyl siding on both buildings is in fair shape but could use a wash. Slab foundation on the home has a decent crack near the side entrance. Chain link fenced in yard with concrete patio. Grassy open yard with a few trees. Located in a average neighborhood that's being well maintained. Three bedroom one bathroom. House has been cleaned out. Almost no debris. This house is going to require repairs and renovations but there is potential here for the right buyer. Its a fixer upper but its small so it should be manageable. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 34; 5 (see key for full text) **Summer Tax Due:** $1,918.39	26505 BRUSH ST MADISON HEIGHTS	$20,930.23
7515	**Parcel ID:** 44 25-24-306-012; **Legal Description:** T1N, R11E, SEC 24 OAKLAWN SUB LOT 4 3 **Comments:** ~40 ft frontage on E Lincoln to the north, ~108 ft deep. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with a few scattered trees. Land is level throughout. Concrete driveway entrance along the road. This is an ideal setting for rebuilding or starting fresh. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 42; 23 (see key for full text) **Summer Tax Due:** $346.24	640 E LINCOLN AVE MADISON HEIGHTS	$26,488.09
7516	**Parcel ID:** 44 25-24-458-013; **Legal Description:** T1N, R11E, SEC 24 FRED DEI ESTATES LOTS 121 & 122 EXC THAT PART TAKEN FOR I-696 SERVICE RD **Comments:** Irregular shape parcel, relatively triangular. ~106 ft frontage on E Progress to the SW. Mobile home park adjacent to E. There is a large sound blocking wall built next to the North West portion of the property that faces the highway. No driveway entrance. No observed structures. The land consists of open grassy space with a mix of trees scattered along the East perimeter. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a billboard or other advertising. On very busy section of road. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $257.20	1510 E PROGRESS DR MADISON HEIGHTS	$7,297.39
7518	**Parcel ID:** 52 25-19-255-030; **Legal Description:** T1N, R11E, SEC 19 THE MANHATTAN SUB W 1 FT OF LOT 651 **Comments:** ~1 ft road frontage on Manhattan Ave to the south, ~116 ft deep. Unbuildable. There isn't much you can do with this property. Fenced in with adjacent property. This is basically an opportunity for an adjacent land owner to increase their property size. Gap lot. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $37.00	MANHATTAN AVE OAK PARK	$1,721.73
7519	**Parcel ID:** 52 25-19-403-008; **Legal Description:** T1N, R11E, SEC 19 COLLEEN MANOR SUB W 4 FT OF N 90.48 FT OF LOT 49 **Comments:** ~4 ft frontage on Vernon Ave to the north, ~112 ft deep. This appears to be a gap lot. Unbuildable. There's not much you could do with this property. This is a great opportunity for an adjacent land owner to increase their property size. **Additional Disclosures:** 9; 23 (see key for full text) **Summer Tax Due:** $148.63	VERNON AVE OAK PARK	$2,284.61
7520	**Parcel ID:** 52 25-19-453-025; **Legal Description:** T1N, R11E, SEC 19 KENWOOD PARK SUB NO.3 LOTS 1065 & 1066 **Comments:** ~80 ft frontage on Oak Park to the south, ~141 ft deep. ~0.26a. Double platted lot. ~1059 sq ft house. Unfortunately this house has been sitting for awhile and has not been well maintained. The roof has major issues, ceilings are caving in, animal damaged, mold forming and brick deterioration. Two bedroom, one bathroom. House is full of personal property and debris. Brick siding on the front of the home looks good but the rear has deterioration. Concrete driveway leads to attached one car garage. Chain link fenced in grassy back yard. Wood siding is chipping paint. Electric meter and gas meter still hooked up. AC unit in the back. This house is in poor shape and will require a good amount of work to get it back into living condition. Please do your due diligence before bidding and be ready for some work . **Additional Disclosures:** 32; 63; 21; 5 (see key for full text) **Summer Tax Due:** $6,303.79	14070 WINCHESTER AVE OAK PARK	$22,434.25

7521	**Parcel ID:** 52 25-29-283-001; **Legal Description:** T1N, R11E, SEC 29 OAK PARK SUB N 50.78 FT OF LOT 272 **Comments:** ~50 ft frontage on Ithaca to the west, ~137 ft on Northfield to the north. ~0.16a. ~1087 sq ft house. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in fair/good shape from the exterior inspection only but much of the house is covered up by overgrown vegetation. Interior condition is unknown. Brick exterior looks good. Shingled roof is older and needs replacing. Chain link fenced in side yard with a detached one car garage. Sits on a corner lot. There was major road construction on Northfield during last visit. Electric appeared to still be active. There's potential here. Its located in a nice neighborhood that's being well maintained. Its hard to determine condition since most of the house is not visible. Once some major trimming is done this house could have nice curb appeal. This house will likely require repairs and renovations. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33 (see key for full text) **Summer Tax Due:** $2,637.22	24120 ITHACA ST OAK PARK	$61,430.73
7523	**Parcel ID:** 52 25-29-453-020; **Legal Description:** T1N, R11E, SEC 29 OAK PARK SUB N 72.67 FT OF LOT 499 **Comments:** ~72 ft frontage on Seneca to the east, ~135 ft on Kenwood to the north. ~0.23a. ~936 sq ft house. This one story home sits on a corner lot and is located in a nice well maintained neighborhood. There is only street parking for the home. Block foundation looks solid where visible. Wood siding is in decent shape but could use minor repairs. Shingled roof is older but looks ok for its age. Chain link fenced in grassy back yard that offer a good amount of space for activities. Overgrown vegetation surrounds some of the home. Electric and gas meter are still hooked up and appear active. Was unable to gain entry to the home. The exterior of the home looks fair/good but it doesn't look like its been maintained in recent years Interior condition is unknown. Locked up tight and all the windows are covered up. Assessor shows there is a full basement. This house will require repairs and renovations but there is potential here. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $2,293.98	23281 SENECA AVE OAK PARK	$16,817.90
7524	**Parcel ID:** 64 14-07-430-022; **Legal Description:** T3N, R10E, SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB LOT 506, ALSO W 16 FT OF LOT 507 4-20-98 FR 014 **Comments:** ~56 ft frontage on W Brooklyn to the south, ~140 ft deep. No observed structures. The land consists of wet lands and a few trees. Ground appears level throughout. This is an opportunity for an adjacent land owner to increase their property size. Not sure what else you would be able to do with the land. Wet land indicators throughout. I doubt you could build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7525. **Additional Disclosures:** 23; 41 (see key for full text) **Summer Tax Due:** $174.95	378 W BROOKLYN AVE PONTIAC	$2,485.95
7525	**Parcel ID:** 64 14-07-430-023; **Legal Description:** T3N, R10E, SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB E 24 FT OF LOT 507, ALSO W 32 FT OF LOT 508 4-20-98 FR 014 **Comments:** ~56 ft frontage on W Brooklyn to the south, ~140 ft deep. No observed structures. The land consists of wet lands and a few trees. Ground appears level throughout. This is an opportunity for an adjacent land owner to increase their property size. Not sure what else you would be able to do with the land. Wet land indicators throughout. I doubt you could build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7524. and 7526 **Additional Disclosures:** 23; 41 (see key for full text) **Summer Tax Due:** $174.95	374 W BROOKLYN AVE PONTIAC	$2,485.95
7526	**Parcel ID:** 64 14-07-430-024; **Legal Description:** T3N, R10E, SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB E 8 FT OF LOT 508, ALSO ALL OF LOT 509, ALSO W 8 FT OF LOT 510 4-20-98 FR 014 **Comments:** ~56 ft frontage on W Brooklyn to the south, ~140 ft deep. No observed structures. The land consists of wet lands and a few trees. Ground appears level throughout. This is an opportunity for an adjacent land owner to increase their property size. Not sure what else you would be able to do with the land. Wet land indicators throughout. I doubt you could build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7525. and 7527 **Additional Disclosures:** 23; 41 (see key for full text) **Summer Tax Due:** $174.95	368 W BROOKLYN AVE PONTIAC	$2,485.95

7527	**Parcel ID:** 64 14-07-430-025; **Legal Description:** T3N, R10E, SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB E 32 FT OF LOT 510, ALSO W 24 FT OF LOT 511 4-20-98 FR 014 **Comments:** ~56 ft frontage on W Brooklyn to the south, ~140 ft deep. No observed structures. The land consists of wet lands and a few trees. Ground appears level throughout. This is an opportunity for an adjacent land owner to increase their property size. Not sure what else you would be able to do with the land. Wet land indicators throughout. I doubt you could build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7526. and 7528 **Additional Disclosures:** 9; 23; 41 (see key for full text) **Summer Tax Due:** $174.95	362 W BROOKLYN AVE PONTIAC	$2,885.95
7528	**Parcel ID:** 64 14-07-430-026; **Legal Description:** T3N, R10E, SEC 7 C HAINES WILSON'S PONTIAC-TELEGRAPH ROAD SUB E 16 FT OF LOT 511, ALSO ALL OF LOT 512 4-20-98 FR 014 **Comments:** ~56 ft frontage on W Brooklyn to the south, ~140 ft deep. No observed structures. The land consists of forest, open space and wet lands. Ground appears level throughout. This is an opportunity for an adjacent land owner to increase their property size. Wet land indicators throughout. It might be possible to build on this lot but its wet. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to LOT# 7527. **Additional Disclosures:** 23; 41 (see key for full text) **Summer Tax Due:** $174.95	354 W BROOKLYN AVE PONTIAC	$2,585.95
7529	**Parcel ID:** 64 14-09-401-019; **Legal Description:** T3N, R10E, SEC 9 ASSESSOR'S REPLAT OF ASSESSOR'S PLAT NO 100 LOT 129 **Comments:** ~66 ft frontage on Brooks Ave to the south, ~330 ft deep. ~0.5a. ~1316 sq ft. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in below average shape from the exterior inspection only. Interior condition is unknown. Block foundation looks fair from what was visible. Mix of wood and metal. Paved driveway is cracking and has bumps. Shingled roof looks fine. Gas and electric meter still hooked up. Broken windows. Some minor soffit damage. There is a good amount of debris piled up along the house and in the back yard. Trailer and motor home parked in the driveway. There is "garage" behind the home but its more of a shed. Grassy back yard with a few trees. This house will require repairs and renovations but there's potential here. lease do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $1,331.19	581 BROOKS AVE PONTIAC	$11,226.81
7530	**Parcel ID:** 64 14-16-103-013; **Legal Description:** T3N, R10E, SEC 16 GLENWOOD ESTATES LOT 238 **Comments:** ~50 ft frontage on Sheffield to the north, ~128 ft deep. ~0.14a. ~1885 sq ft footprint. This single story home appears to be in overall fair condition however the basement had about an inch of standing water. There was a small amount of mold forming. Block foundation looks solid but there are some animal borrows up against the foundation. Wood siding is decent for its age but could use a fresh coat of paint. Shingled roof looks older but in fair shape. Some damage to the chimney cap. Most of the gutters have debris build up. Gas and electric meter hooked up but appear inactive. Partially fenced in back yard with shed. There is a side yard to the East that is not part of this sale even though it is fenced in with this property. A handful of trees. Full basement with furnace and water heater. Unknown where the water is coming from but it is localized in the basement. One bedroom one bathroom with a loft on the second floor that could be used as a second room. There are issues with this house but there is potential here. Good fixer upper for the right person. Please do your due diligence before placing a bid. **Additional Disclosures:** 32; 21 (see key for full text) **Summer Tax Due:** $769.02	336 E SHEFFIELD AVE PONTIAC	$8,695.15
7531	**Parcel ID:** 64 14-16-429-003; **Legal Description:** T3N, R10E, SEC 16 JOSLYN GARDEN'S SUB LOTS 325 & 326 **Comments:** ~100 ft frontage on 2nd Ave to the north, ~156 ft deep. Unfortunately this house has suffered from a major fire and appears to be a total loss. This will be an endeavor regardless of the plan. It would require a significant amount of work to get it back into living condition. It should be torn the rest of the way down and cleaned up for a new build. Well maintained neighborhood. Plenty of trees on the property to provide privacy and shade. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 42; 11; 31; 36 (see key for full text) **Summer Tax Due:** $1,922.94	730 2ND AVE PONTIAC	$8,805.33

7532	**Parcel ID:** 64 14-17-331-014; **Legal Description:** T3N, R10E, SEC 17 HILLSIDE MANOR LOTS 110 & 111 **Comments:** ~80 ft frontage on W Strathmore to the south, ~127 ft deep. Parcel is fenced in, appearing to be utilized by the adjacent parcel to the west. No observed structures. However there is an above ground pool, trampoline and other personal property. The land consists of open grassy space with some trees scattered along the perimeter. Ground is level throughout. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $272.44	W STRATHMORE AVE PONTIAC	$1,899.58
7533	**Parcel ID:** 64 14-17-451-034; **Legal Description:** T3N, R10E, SEC 17 BALDWIN PARK W 1/2 OF LOT 292 **Comments:** ~20 ft frontage on Cornell to the south, ~127 ft deep. Fenced in with the adjacent house to the West. Chain link fenced in as well as a privacy fence. No observed structures. The land consists of open grassy space with a few trees. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 44; 9; 23 (see key for full text) **Summer Tax Due:** $47.28	E CORNELL AVE PONTIAC	$1,180.53
7534	**Parcel ID:** 64 14-17-455-024; **Legal Description:** T3N, R10E, SEC 17 BALDWIN PARK LOTS 348 3-1-19 FR 022 **Comments:** ~40 ft frontage on E Beverly to the south, ~127 ft deep. No observed structures. The land consists of open grassy space. Ground is mostly level with just a slight hill level. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $129.37	E BEVERLY AVE PONTIAC	$2,217.19
7535	**Parcel ID:** 64 14-18-480-005; **Legal Description:** T3N, R10E, SEC 18 ASSESSOR'S PLAT NO. 144 LOT 318 **Comments:** Irregular shaped vacant parcel, roughly between Osmun Lake, W Kennett Rd, and Lakeside Dr. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $189.78	LAKESIDE DR PONTIAC	$1,933.99
7537	**Parcel ID:** 64 14-19-429-017; **Legal Description:** T3N, R10E, SEC 19 ASSESSOR'S PLAT NO 5 LOT 36 **Comments:** ~40 ft frontage on Lounsbury to the NW, ~100 ft deep. Parcel appears to be almost entirely paved and in use as a parking lot. Possible encroachment issues with a commercial business to the East. Please do your due diligence before placing a bid. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $167.56	LOUNSBURY AVE PONTIAC	$1,247.06
7538	**Parcel ID:** 64 14-20-179-004; **Legal Description:** T3N, R10E, SEC 20 BALDWIN MANOR SUB LOT 23 **Comments:** ~40 ft frontage on Hillside to the SW, ~160 ft deep. No observed structures. The land consists of open grassy space with some trees scattered along the East perimeter. Ground is level throughout. Next to a lot that just had a house demo'd. This property is partially fenced in with the vacant lot to the West. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** TBA	HILLSIDE DR PONTIAC	$2,392.10
7539	**Parcel ID:** 64 14-20-311-006; **Legal Description:** T3N, R10E, SEC 20 DREXEL HEIGHTS ADDITION LOT 125, ALSO 1/2 OF VAC ALLEY ADJ TO SAME **Comments:** ~40 ft frontage on Summit to the west, ~130 ft deep. No observed structures. The land consists of open grassy space with some trees scattered along the East perimeter. Ground is level near the road but slopes down as you travel further into the lot. . This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $125.92	SUMMIT ST PONTIAC	$2,519.18

7540	**Parcel ID:** 64 14-20-334-009; **Legal Description:** T3N, R10E, SEC 20 FRUIT RIDGE ADDITION E 42 FT OF W 169 FT OF LOT 2, ALSO OF 'ASSESSOR'S PLAT NO 6' LOT 5 **Comments:** ~42 ft frontage on Rundell to the north, ~92 ft deep. ~0.09a. Unfortunately this house has suffered from a major fire and is condemned. House is boarded up tight. Exterior fire damage as well and interior. Gas and electric meter are still hooked up but appear inactive. Concrete driveway leads to a detached garage that is also in poor condition. The roof on the garage has collapsed. This property is going to require a great deal of work to get it back into good living condition. Please contact the local zoning/planning department for details on the extent of the damage and required repairs. Please do your due diligence before placing a bid. **Additional Disclosures:** 11; 42; 36; 31; 46 (see key for full text) **Summer Tax Due:** $295.32	159 W RUNDELL ST PONTIAC	$11,495.34
7541	**Parcel ID:** 64 14-20-334-014; **Legal Description:** T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 6 PART OF LOT 1 DESC AS BEG AT PT DIST N 86-55-40 E 126.35 FT FROM NW LOT COR, TH N 86-55-40 E 42 FT, TH S 01-26-10 E 45.43 FT, TH S 86-56-20 W 47.50 FT, TH N 05-27-00 E 45.91 FT TO BEG **Comments:** Vacant parcel, slightly out of square. Roughly 45 x 45 ft. Nearly centered between W Rundell St, Baldwin Ave, Tacoma Ct, and Cadillac St. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $7.19	TACOMA CT PONTIAC	$1,579.77
7542	**Parcel ID:** 64 14-20-355-005; **Legal Description:** T3N, R10E, SEC 20 FAIRVIEW LOT 18, ALSO 1/2 OF VAC ALLEY ADJ TO SAME BLK 4 9-27-89 CORR **Comments:** ~40 ft frontage on Summit to the west, ~130 ft deep. No observed structures. The land consists of thick vegetation and trees. Overgrown lot. Very difficult to traverse. Ground appears mostly level. This is a opportunity for an adjacent land owner to increase their property size or could be a site for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $92.86	62 SUMMIT ST PONTIAC	$2,051.55
7543	**Parcel ID:** 64 14-20-384-002; **Legal Description:** T3N, R10E, SEC 20 BALDWIN COURT SUB LOT 9 **Comments:** ~40 ft frontage on Bennett to the north, ~64 ft deep. No observed structures. The land consists of open grassy space with some trees scattered along the South and East perimeter. A bit of vegetation debris. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $76.32	47 BENNETT ST PONTIAC	$1,831.27
7544	**Parcel ID:** 64 14-20-405-016; **Legal Description:** T3N, R10E, SEC 20 ASSESSOR'S PLAT NO. 160 LOT 25 **Comments:** Roughly 25 x 20 ft. Paved parking area with no direct road access - behind row homes. Looks like it could be about 2-3 parking spots. **Additional Disclosures:** 9; 7 (see key for full text) **Summer Tax Due:** $12.47	W RUNDELL ST PONTIAC	$984.95
7545	**Parcel ID:** 64 14-20-452-012; **Legal Description:** T3N, R10E, SEC 20 POOLE'S HOME SUB LOT 10 **Comments:** ~40 ft frontage on Home to the north, ~95 ft deep. No observed structures. The land consists of open grassy space with some trees scattered along the East perimeter. Ground is level throughout. There is a driveway entrance at the roadside. Two vehicles and a boat parked on the property. A bit of debris but noting to difficult to remove. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $86.59	75 HOME ST PONTIAC	$2,374.17
7546	**Parcel ID:** 64 14-22-252-003; **Legal Description:** T3N, R10E, SEC 22 ASSESSOR'S PLAT NO. 143 LOT 68 **Comments:** Roughly 60 x 130 ft. Between Palmer Dr and University Pl Dr, just north of University Dr. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $29.59	PALMER DR PONTIAC	$1,088.71

7547	**Parcel ID:** 64 14-22-302-007; **Legal Description:** T3N, R10E, SEC 22 MT. CLEMENS HILLS LOT 130 **Comments:** ~50 ft frontage on Stiling to the east, ~141 ft deep. No observed structures. The land consists of open grassy space with a handful of trees. There is a bit of debris but nothing major. Some landscaping that matches the adjacent home to the North. Ground slopes down from the road. This is an opportunity for an adjacent land owner to increase their property size and or could be a setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $111.10	S STILING AVE PONTIAC	$3,649.62
7548	**Parcel ID:** 64 14-22-380-020; **Legal Description:** T3N, R10E, SEC 22 PLEASANTDALE SUB LOT 173 **Comments:** ~40 ft frontage on Emerson to the east, ~130 ft deep. No observed structures. The land consists of open grassy space with some trees scattered along the perimeter. Ground is mostly level. There is a driveway entrance along the road. Vehicle parked on property during last visit. A bit of vegetation debris but nothing major. Clean lot. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $126.50	441 EMERSON AVE PONTIAC	$2,351.64
7549	**Parcel ID:** 64 14-27-331-016; **Legal Description:** T3N, R10E, SEC 27 HOMESTEAD PARK NO. 1 LOT 137 NLY 40 FT OF SLY 80 FT **Comments:** ~40 ft frontage on Eastway to the east, ~320 ft deep. No observed structures. The land of open space near the road but most of the lot is very overgrown. A couple trees. Ground is level throughout. There is a metal fence along the North and South border. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $139.62	35 N EASTWAY DR PONTIAC	$3,100.82
7550	**Parcel ID:** 64 14-27-376-037; **Legal Description:** T3N, R10E, SEC 27 HOMESTEAD PARK NO. 1 N 44 FT OF S 84 FT OF E 150 FT LOT 77 **Comments:** ~44 ft frontage on Eastway to the east, ~150 ft deep. ~0.15a. ~1012 sq ft. This house appears to be in below average shape. Block foundation looks solid with some minor cracks. There are a few trees growing up against the foundation that need to be removed before they cause major damage. Shingled roof is old and needs to be replaced. There are sections of the roof that are caving in especially noticeable above the front mud room. Metal siding needs some minor repair work but looks fine. There is a fenced in side yard with multiple trees. Paved driveway runs along the side of the home and leads to a detached two car garage. There were three vehicles parked on the property during last visit. The inside of the home looks like it was being renovated. Three bedrooms on the second story with an en suite bathroom and one bedroom one bathroom on the main floor. Unfortunately there was a good amount of mold in the basement. The door to the basement was almost sealed shut so there is a moisture issue. This is a big house and will require a good amount of work to get it back into good living condition. It is located in a nice well maintained neighborhood. This would be a great fixer upper project for a bidder with the right resources. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 21; 50; 32 (see key for full text) **Summer Tax Due:** $1,309.46	22 S EASTWAY DR PONTIAC	$21,537.54
7551	**Parcel ID:** 64 14-28-109-001; **Legal Description:** T3N, R10E, SEC 28 ELLWOOD & BELANGER'S ADDITION LOT 27 **Comments:** ~50 ft frontage on Elwood to the north, ~122 ft on Taylor St to the west. No observed structures. The land consists of open grassy space with some trees along the East perimeter. Ground is level throughout. Some metal poles remain from an old chain link fence. Small concrete sidewalk entrance. There is a dirt alley that runs along the South border. Corner lot. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $68.33	ELLWOOD ST PONTIAC	$2,959.60

7552	**Parcel ID:** 64 14-28-176-027; **Legal Description:** T3N, R10E, SEC 28 ASSESSOR'S PLAT NO. 145 LOT 12 **Comments:** ~45 ft frontage on Omar St to the east, ~117 ft deep. No observed structures. The land consists of open grassy space with a trees along the South West border and one in the middle of the lot. Ground is level throughout. Sits in between two home. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $62.06	33 OMAR ST PONTIAC	$2,130.77
7553	**Parcel ID:** 64 14-28-203-006; **Legal Description:** T3N, R10E, SEC 28 ASSESSOR'S PLAT NO. 13 W 1/2 OF LOT 96, ALSO 1/2 OF VAC BELVIDERE DR ADJ TO SAME **Comments:** Roughly 125 x 25 ft. North of University Dr, between Joslyn and Victory. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $70.62	JOSLYN AVE PONTIAC	$2,345.23
7554	**Parcel ID:** 64 14-28-328-010; **Legal Description:** T3N, R10E, SEC 28 ASSESSOR'S PLAT NO. 47 LOT 17 EXC E 50 FT **Comments:** ~47 ft frontage on Mechanic to the north, ~150 ft deep. ~0.17a. ~975 sq ft, full. This is a nice little home but it needs some work. Three bedroom one bathroom. Most of the house has been cleared out by the former occupants but there is still some personal property and debris. The major issue was there is a large whole in the side of the chimney located inside the home. You can see it as you enter the staircase to the attic. This has allowed water to enter the home and has caused further damage. A small section of the plaster ceiling in the kitchen has collapsed and there is a bit of standing water in the basement. There is a small amount of mold forming on the walls in the stairwell to the basement. Nothing major but it is starting. The basement is actually quite clean and spacious. Furnace and water heater still present. 100 amp breaker box. Paved driveway on side of home leads to a small detached garage in the back yard. Garage appears to be in good shape but it is covered in vegetation. Chain link fenced in yard. Open grassy back yard with a mature tree offers plenty of space for activities. Roofed in back porch. There is also a nice children's park across the street from the home. This house has some issues that need attention but there's a lot of potential here. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 21; 32 (see key for full text) **Summer Tax Due:** $1,097.19	138 MECHANIC ST PONTIAC	$7,633.08
7555	**Parcel ID:** 64 14-28-335-030; **Legal Description:** T3N, R10E, SEC 28 ASSESSOR'S PLAT NO. 138 LOT 32 **Comments:** ~50 ft frontage on Pike to the south, ~150 ft deep. No observed structures. The land consists of open grassy space with some trees near the North perimeter. Ground is level throughout. Remains of old sidewalk. Driveway entrance at road. Looks like there may have been a building here at one point but it is long gone. Clean lot. There is a car parked very close to the property line but it most likely belongs to a neighbor. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $99.71	303 E PIKE ST PONTIAC	$1,698.27
7556	**Parcel ID:** 64 14-28-381-002; **Legal Description:** T3N, R10E, SEC 28 ASSESSOR'S PLAT NO. 138 LOT 156 **Comments:** ~44 ft frontage on S Paddock St to the west, ~130 ft deep. No observed structures. The land consists of some open grassy space near the roadside, overgrown vegetation and trees. Ground appears level. Driveway entrance at the road. There is a good amount of loose garbage. Nothing major but scattered about. This is a great opportunity for an adjacent land owner to increase their property size and or could be a setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $175.54	S PADDOCK ST PONTIAC	$2,594.77
7557	**Parcel ID:** 64 14-28-452-010; **Legal Description:** T3N, R10E, SEC 28 AUBURN GARDENS LOT 35 **Comments:** ~44 ft frontage on S Roselawn to the west, ~119 ft on Chandler St to the south. No observed structures. The land consists of open grassy space. Ground is level throughout. Partially fenced in with the adjacent home to the North. Is being well maintained. There is a driveway entrance along Chandler St. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $87.17	41 S ROSELAWN ST PONTIAC	$1,975.31

7558	**Parcel ID:** 64 14-28-453-011; **Legal Description:** T3N, R10E, SEC 28 AUBURN GARDENS LOT 133 **Comments:** ~43 ft frontage on S Tasmania to the east, ~119 ft on E Pike St to the No observed structures. The land consists of open grassy space. Ground is level throughout. Corner lot. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. north. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $142.47	2 S TASMANIA ST PONTIAC	$2,309.25
7559	**Parcel ID:** 64 14-28-482-015; **Legal Description:** T3N, R10E, SEC 28 CITIZEN'S DEVELOPMENT COMPANY'S ADDITION LOT 115 **Comments:** ~45 ft frontage on S Anderson Ave to the east, ~111 ft deep. No observed structures. The land consists of open grassy space with some trees along the West perimeter. Ground is level throughout. Small driveway entrance at the road. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 44; 23 (see key for full text) **Summer Tax Due:** $87.17	56 S ANDERSON AVE PONTIAC	$1,939.07
7560	**Parcel ID:** 64 14-29-203-012; **Legal Description:** T3N, R10E, SEC 29 FOSTER AND TREGENT'S ADDITION E 45 FT OF W 90 FT OF LOT 3 BLK 4 **Comments:** ~45 ft frontage on W Howard to the south, ~120 ft deep. Parcel is paved for parking, appearing to be utilized by the parcels adjacent to the north and west. There is a spot for a dumpster in the North East corner. Nice little parking lot that is very usable. Wide driveway entrance along the road. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $176.69	W HOWARD ST PONTIAC	$2,567.83
7561	**Parcel ID:** 64 14-30-253-042; **Legal Description:** T3N, R10E, SEC 30 OAKLAND COUNTY CONDOMINIUM PLAN NO 1510 THE VILLAGE AT STONEGATE POINTE UNIT 42, BLDG 4 L 27952 P 001 2-13-03 FR 200-008 **Comments:** This appears to be a three story condo unit located in the The Village at Stonegate Pointe. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Nice well maintained neighborhood. Shingled roof looks fine. Poured foundation is solid. Street parking as well as an attached one car garage on the rear of he building. Brick and vinyl siding looks nice. The property looks to be in great shape from the exterior inspection only. Interior condition is unknown. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21; 68; 33 (see key for full text) **Summer Tax Due:** $1,058.68	666 LYDIA LN PONTIAC	$11,018.40
7562	**Parcel ID:** 64 14-30-354-029; **Legal Description:** T3N, R10E, SEC 30 HURON PARK ADDITION LOT 14 & ALSO THAT PT OF LOT 3 A.P. 36 CONT WITHIN NELY & SWLY LI OF LOT 14 HURON PARK ADD IF BOTH LI ARE PRODUCED NWLY TO INTERSECT NWLY LI OF SD LOT 3 EXC NWLY 25 FT **Comments:** ~45 ft frontage on Oriole to the SE,~127 ft deep. ~0.14a. ~771 sq ft ranch. Single story house, full basement. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in below average condition. Metal siding is pulling away from the original wood siding. Shingled roof looks fine but looks like it may need some repairs above the addition. Gas and electric meter as still hooked up and active. Grassy front lawn with a two track dirt driveway. Cats were seen on the property. This house will likely require repairs and renovations. Please do your due diligence and be prepared for some work. **Additional Disclosures:** 30; 21; 6; 22 (see key for full text) **Summer Tax Due:** $748.51	46 ORIOLE RD PONTIAC	$7,747.80
7563	**Parcel ID:** 64 14-30-427-018; **Legal Description:** T3N, R10E, SEC 30 BAGLEY AND MANN S 40 FT OF N 570 FT OF E 150 FT OF W 184 FT OF LOT 4 **Comments:** ~40 ft frontage on Thorpe to the west, ~150 ft deep. ~0.14a. ~600 sq ft footprint. Unfortunately this house is in poor shape. The inside of the home has been trashed and there's substantial mold in the basement and surface mold throughout the home. Three bedroom one bathroom. Holes in the multiple walls. The floors feel soft and wavy. Shared driveway leads to a detached one car garage. There was a vehicle parked on the premises during last visit. The one car garage is in fair shape. Slab foundation on garage looks fine where visible. Block foundation on the home looks solid with some minor cracks. The wood siding on the home is in poor shape and needs to be repaired. Lots of wood rot near the bottom of the walls near the foundation. Soffit/fascia damage. Shingled roof is older. Wood back porch has rot. Gas meter and Electric meter still hooked up but appear inactive. Furnace and water heater still present but are very rusted. There is a large amount of debris on this property. Inside the home as well as in the garage and in the back yard. This house is going to require a great deal of work before its back in good living condition. Please do your due diligence before placing a bid and be prepared to get your hand dirty. **Additional Disclosures:** 32; 21 (see key for full text) **Summer Tax Due:** $1,235.39	127 THORPE ST PONTIAC	$28,968.94

7564	**Parcel ID:** 64 14-30-428-008; **Legal Description:** T3N, R10E, SEC 30 THORPE ADDITION LOT 77 **Comments:** ~50 ft frontage on Thorpe to the east, ~147 ft deep. Vacant lot with some mature trees along the east side. It appears someone may be using the lot as an driveway/access to another parcel located behind it. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $271.29	THORPE ST PONTIAC	$2,649.03
7565	**Parcel ID:** 64 14-32-128-031; **Legal Description:** T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 128 LOTS 78, 79 & 80 EXC BEG AT NW COR OF LOT 78, TH N 58-05-28 E 165.36 FT, TH S 01-27-52 E 133.51 FT, TH N 40-59-12 W 27.18 FT, TH S 58-23-26 W 144.85 FT, TH N 01-27-52 W 101.50 FT TO BEG 1-14-99 FR 003, 004 & 005 **Comments:** Irregular shaped parcel, generally triangular. ~145 ft frontage on Orchard Lake to the north. Vacant land, generally clear and mowed with the exception of two trees and a bush. Configuration and size suggest this parcel would be unbuildable. It appears the parcel adjacent to the south is utilizing one of the two trees for a dog tie-down. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $120.25	335 ORCHARD LAKE RD PONTIAC	$2,591.25
7566	**Parcel ID:** 64 14-32-156-046; **Legal Description:** T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 128 PART OF LOT 2 BEG AT NE LOT COR, TH SWLY 35 FT ALG SLY LI OF ORCHARD LAKE RD, TH SLY TO PT ON S LOT LI LOC WLY 35 FT FROM SE LOT COR, TH ELY 35 FT, TH N ALG E LOT LI TO BEG EXC THAT PART OF LOT 2 BEG AT NE LOT COR, TH S 01-32-42 E 82.65 FT, TH ALG CURVE TO RIGHT, RAD 5770.50 FT, CHORD BEARS S 62-32-58 W 37.13 FT, DIST OF 37.13 FT, TH N 00-42-38 E 81.24 FT, TH N 58-05-28 E 35 FT TO BEG 2-1-99 FR 003 **Comments:** Irregular shape parcel. ~37 ft frontage on Orchard Lake to the north. Orchard Lake is a one-way. No driveway access as it sits, and there is no roadside parking. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $104.28	393 ORCHARD LAKE RD PONTIAC	$2,530.95
7567	**Parcel ID:** 64 14-32-211-047; **Legal Description:** T3N, R10E, SEC 32 ASSESSOR'S PLAT NO. 116 LOTS 109 & 110 4-19-93 FR 031 & 032 **Comments:** ~107 ft frontage on Wessen to the south, ~108 ft deep. Alley to the east. ~800 sq ft structure, ~1600 ft floor area. ~0.27 acres Old brick commercial building that appears to have been a church in the past. Unfortunately this building is in poor shape from the exterior inspection only. Interior condition unknown. There are structural issues on the North West corner of the building. Large chunks of the brick wall have fallen off. Missing window frame in this area as well. There are minor cracks throughout the exterior walls that need minor repairs. Most of the major damage is localized in the one corner. Doors seem to be boarded from the inside. Unable to gain entry. Major rot near the bottom of the rear door. Some large cracks in the block wall near rear door. Older marble address number on the front of the building. Sits on a corner lot with street parking. Partially fenced in grassy yard is level throughout. New AC unit on side of building. This is a cool older building that deserves a second chance at life. It will definitely require repairs and renovations but a this would be a cool fixer upper. Please do your own due diligence before placing a bid and be prepared for some work. **Additional Disclosures:** 22; 33; 21; 30 (see key for full text) **Summer Tax Due:** $1,348.27	92 WESSEN ST PONTIAC	$11,430.45
7568	**Parcel ID:** 64 14-32-430-018; **Legal Description:** T3N, R10E, SEC 32 GILLESPIE & VAN WAGONER ADD LOT 13 **Comments:** ~45 ft frontage on Rockwell to the south, ~140 ft deep. Vacant land, generally flat and clear. Dotted with a couple of trees. You might not believe there was an 8 point buck grazing across the street, but there's a picture to prove it. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $112.81	220 ROCKWELL ST PONTIAC	$6,141.83
7569	**Parcel ID:** 64 14-32-430-026; **Legal Description:** T3N, R10E, SEC 32 GILLESPIE & VAN WAGONER ADD LOT 5 **Comments:** ~45 ft frontage on Rockwell to the south, ~140 ft deep. Front half is mowed, rear is a jungle. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $112.81	186 ROCKWELL AVE PONTIAC	$5,507.52
7570	**Parcel ID:** 64 14-32-431-015; **Legal Description:** T3N, R10E, SEC 32 GILLESPIE & VAN WAGONER ADD LOT 66 **Comments:** ~40 ft frontage on Rockwell to the north, ~140 ft deep. Clear, relatively flat, vacant land. Adjacent parcel to the east gives it a partial fence line. Abandoned SUV in the SE corner. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $107.12	ROCKWELL AVE PONTIAC	$4,165.78
7571	**Parcel ID:** 64 14-32-433-009; **Legal Description:** T3N, R10E, SEC 32 GILLESPIE & VAN WAGONER ADD LOT 148 **Comments:** ~40 ft frontage on Fisher to the north, ~140 ft deep. Generally flat and clear. Freshly mowed. Decent sized tree roughly central to the parcel. Some overgrowth and debris in the rear. Trampoline near the roadside; somebody is getting some use out of this. **Additional Disclosures:** 21; 23 (see key for full text) **Summer Tax Due:** $107.12	FISHER AVE PONTIAC	$4,295.91

7572	**Parcel ID:** 64 14-32-433-021; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 40 **Comments:** ~38 ft frontage on W Wilson to the south, ~120 ft on Bagley to the west. Flat, clear, and grassy. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $96.30	328 W WILSON AVE PONTIAC	$6,202.87
7573	**Parcel ID:** 64 14-32-433-039; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 22 **Comments:** ~40 ft frontage on W Wilson to the south, ~120 ft deep. Vacant land, generally flat and grassy. Thick overgrowth in the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	W WILSON AVE PONTIAC	$5,673.11
7574	**Parcel ID:** 64 14-32-434-008; **Legal Description:** T3N, R10E, SEC 32 GILLESPIE & VAN WAGONER ADD LOT 169 **Comments:** ~45 ft frontage on Fisher to the north, ~140 ft deep. Generally flat and clear. Freshly mowed. Fenceline along the west boundary. Some overgrowth in SW corner. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $112.81	199 FISHER AVE PONTIAC	$4,582.97
7575	**Parcel ID:** 64 14-32-476-004; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 44 **Comments:** ~40 ft frontage on W Wilson to the north, ~120 ft deep. Mostly wildly overgrown, with a patch of mowed lawn at the roadside. Portions of the west are being mowed as well. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	317 W WILSON AVE PONTIAC	$4,171.87
7576	**Parcel ID:** 64 14-32-476-035; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 102 **Comments:** ~40 ft frontage on Harrison to the south, ~120 ft deep. Vacant land, generally clear, grading down in the rear. Overgrowth and debris in the back. Fenceline from the adjacent parcel to the west, and a line of foliage along the east boundary. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	256 HARRISON ST PONTIAC	$5,701.74
7577	**Parcel ID:** 64 14-32-478-004; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 124 **Comments:** ~40 ft frontage on Harrison to the north, ~120 ft deep. Generally clear, flat, and grassy. Fenceline provided by the adjacent parcel to the west. Overgrown in the SW corner. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	HARRISON ST PONTIAC	$4,136.13
7578	**Parcel ID:** 64 14-32-478-037; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 182 **Comments:** ~40 ft frontage on Hughes to the south, ~120 ft deep. Flat, clear, and grassy. Freshly mowed, likely maintained by the parcel adjacent to the west. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	HUGHES AVE PONTIAC	$3,678.46
7579	**Parcel ID:** 64 14-32-478-039; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 180 **Comments:** ~40 ft frontage on Hughes to the south, ~120 ft deep. Generally flat and clear. Looks like brush has recently been cleared. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	248 HUGHES AVE PONTIAC	$12,350.45
7580	**Parcel ID:** 64 14-32-479-016; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 179 **Comments:** ~40 ft frontage on Hughes to the south, ~120 ft deep. About half and half on cleared space and overgrowth. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	240 HUGHES AVE PONTIAC	$7,637.07
7581	**Parcel ID:** 64 14-32-479-018; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 177 **Comments:** ~40 ft frontage on Hughes to the south, ~120 ft deep. Generally flat, clear, and grassy, with the exception of a wall of dense overgrowth at the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	232 HUGHES AVE PONTIAC	$4,077.92
7582	**Parcel ID:** 64 14-32-480-006; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 206 **Comments:** ~40 ft frontage on Hughes to the north, ~120 ft deep. Generally clear and flat, mostly grassy. Overgrown in the rear, with some junk and debris hiding therein. Adjacent parcel to the east appears to be using some of this parcel for additional play area. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $107.12	HUGHES AVE PONTIAC	$4,025.91
7583	**Parcel ID:** 64 14-32-482-003; **Legal Description:** T3N, R10E, SEC 32 CRYSTAL LAKE SUB LOT 289 **Comments:** ~40 ft frontage on Crystal Lake to the north, ~120 ft deep. Generally flat. Grassy near the roadside, wrapped in dense brush in the south and west. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $59.78	301 CRYSTAL LAKE DR PONTIAC	$3,848.28

7584	**Parcel ID:** 64 14-33-104-015; **Legal Description:** T3N, R10E, SEC 33 ASSESSOR'S PLAT NO. 133 LOT 67 **Comments:** ~60 ft frontage on Whittemore to the south, ~87 ft deep. One of the nicer vacant lot offerings in the Pontiac area. Elevated from the roadside. Driveway approach intact. Across the street from a school and a church. Nice line of conifers on Whittemore, and several mature trees providing shade. Partially fenced in. Adjacent to a boarded house to the east. **Additional Disclosures:** 23; 30 (see key for full text) **Summer Tax Due:** $87.17	WHITTEMORE ST PONTIAC	$2,284.87
7586	**Parcel ID:** 64 14-33-182-006; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION E 34 FT OF S 90 FT OF LOT 58 **Comments:** ~34 ft frontage on Elm to the south, ~90 ft deep. Appears to be recently cleared by heavy machinery. Wrapped in trees and brush on three sides. The buyer will still likely need to plan on some additional cleanup. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $74.63	167 ELM ST PONTIAC	$4,456.10
7587	**Parcel ID:** 64 14-33-182-007; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION LOT 59 **Comments:** ~40 ft frontage on Elm to the south, ~120 ft deep. Generally clear and flat, wrapped with trees and brush. Heavy equipment has evidently cleared the interior. Parcel appears to be paved under the dirt; it's difficult to ascertain how much of the parcel is paved, and how intact the paving is. It's likely that it goes front to back; this possibly used to be a parking area. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $87.17	ELM ST PONTIAC	$5,095.31
7588	**Parcel ID:** 64 14-33-185-001; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION LOT 71 **Comments:** ~59 ft frontage on S Paddock to the west, ~150 ft on Elm to the north. Corner lot; generally clear, flat, and grassy. Pretty good line of brush and trees around the exterior and rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $105.97	391 S PADDOCK ST PONTIAC	$2,960.47
7589	**Parcel ID:** 64 14-33-185-002; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION LOT 72 **Comments:** ~50 ft frontage on S Paddock to the west, ~150 ft deep. Generally clear, flat, and grassy. Grades down slightly to the rear. There is some overgrowth to contend with, mostly in the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $83.75	397 S PADDOCK ST PONTIAC	$2,003.05
7590	**Parcel ID:** 64 14-33-185-003; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION LOT 73, ALSO N 5 FT OF LOT 74 **Comments:** ~55 ft frontage on S Paddock to the west, ~150 ft deep. Generally clear, flat, and grassy. Grades down gently in the rear. A fair amount of overgrowth, predominately in the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $83.75	S PADDOCK ST PONTIAC	$1,978.05
7591	**Parcel ID:** 64 14-33-203-011; **Legal Description:** T3N, R10E, SEC 33 ASSESSOR'S PLAT NO. 53 LOT 15 **Comments:** ~43 ft frontage on Whittemore to the south, ~142 ft deep. Former convenience store. ~2000 sq ft gross building area. Unfortunately this building is in very poor shape. The major issue is the rear foundation has caved in. Did not enter basement due to safety concerns. Good amount of soffit and fascia root. It has been vandalized with spray paint. There is debris inside and around the building. Shingled roof is older and needs to be replaced. There is a lot of cracking on the front brick section of the building as well. There is a small paved parking lot on the West portion of the lot has two box trucks on it. The property line goes through the middle of the parking lot. Electric and gas meter have been removed. This building has been abused and not maintained. The main floor looks like it was once a barbershop. The second floor was an apartment with two bedrooms and one bathroom. The apartment has been gutted and is down to the studs. Stairs felt uneven and off balance. As it sits now its a dangerous building. This will require a great amount of work to get it back in good living condition. Please do your due diligence before placing a bid and be ready for some work. **Additional Disclosures:** 5; 21; 22; 34; 18; 36; 30 (see key for full text) **Summer Tax Due:** $2,517.01	317 WHITTEMORE ST PONTIAC	$29,327.21
7592	**Parcel ID:** 64 14-33-228-003; **Legal Description:** T3N, R10E, SEC 33 L I CARRIER MURPHY PARK SUB E 35 FT OF LOT 132 **Comments:** ~35 ft frontage on Judson Ct to the north, ~~139 ft deep. No observed structures. The land consists of open grassy space at the road and a partially wooded section to the South. Ground is level throughout. There is a fresh driveway on the adjacent house to the East that looks very close to this property. Possible encroachment. Please do your due diligence before placing a bid. This is a great opportunity for an adjacent land owner to increase their property size and or could be a setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 39; 23 (see key for full text) **Summer Tax Due:** $87.17	JUDSON CT PONTIAC	$1,995.31

7593	**Parcel ID:** 64 14-33-329-001; **Legal Description:** T3N, R10E, SEC 33 FERRY ADDITION LOT 168 **Comments:** ~40 ft frontage on S Jessie to the west, ~150 ft deep. Subject parcel appears to be utilized for parking by the adjacent parcel to the north. It's unlikely, but possible that the same adjacent parcel is encroaching into the subject parcel with a wheelchair ramp. Generally flat, clear, and grassy. The sides and rear are overgrown with brush, with some rubble and debris within. **Additional Disclosures:** 39; 21 (see key for full text) **Summer Tax Due:** $93.43	S JESSIE ST PONTIAC	$2,387.15
7594	**Parcel ID:** 64 14-33-453-028; **Legal Description:** T3N, R10E, SEC 33 SUB OF S 1/2 OF LOT 231 & ALL OF LOTS 232-233-234 OF FERRY FARM ADDITION LOT 347 **Comments:** ~40 ft frontage on Central to the south, ~150 ft deep. Some GIS maps show a driveway in the SW corner of the parcel; we believe that is erroneous, but it could be true. Generally clear, flat, and grassy land. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $83.75	CENTRAL AVE PONTIAC	$1,978.05
7595	**Parcel ID:** 64 14-33-478-027; **Legal Description:** T3N, R10E, SEC 33 SUB OF LOTS 235, 236, 237, 238, 239, 240, 241, 247, 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243, 244, 245 OF FERRY FARM ADDITION N 37.50 FT OF S 75 FT OF E 40 FT OF LOT 638 **Comments:** Roughly 37 x 37 ft. NE of the Going and Irwin intersection. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $30.16	GOING ST PONTIAC	$2,154.39
7596	**Parcel ID:** 64 14-33-478-028; **Legal Description:** T3N, R10E, SEC 33 SUB OF LOTS 235, 236, 237, 238, 239, 240, 241, 247, 248 & S 1/2 OF LOT 246 & W 150 FT OF N 1/2 OF LOT 246 & W 150 FT OF LOTS 243, 244, 245 OF FERRY FARM ADDITION S 37.50 FT OF LOTS 637 & 638 **Comments:** ~37 ft frontage on Going St to the west, ~140 ft frontage on Irwin Ave to the south. Clear, flat, grassy land. Recently mowed. Some mature trees on the roadside providing shade. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $129.37	629 GOING ST PONTIAC	$2,379.50
7597	**Parcel ID:** 64 19-04-101-004; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 19, ALSO 1/2 OF VAC ALLEY ADJ TO SAME **Comments:** ~50 ft frontage on South Blvd to the north, ~145 on Harvey Ave to the east. ~886 sq ft footprint. Unfortunately this house has suffered from a major fire and has foundation issues. Major cracks, and some missing blocks of the foundation. Most of the home has metal siding but a large portion is missing on the West wall. This portion has a large crack on it. the exterior walls of the home are bowing in spot. Most of the windows have been boarded due to being broken. Gained access to interior but the house is full of debris and is trashed. Unsanitary. Did not go deep into the house due to safety concerns. Sits on a corner lot. There is a garage on the South portion that is in poor shape as well. Block foundation is crumbling and the roof looks ready to collapse in areas. This property is going to require a great deal of work to get it back in good living condition. Please do your own due diligence and be prepared for a challenge. **Additional Disclosures:** 34; 46; 21; 5; 11 (see key for full text) **Summer Tax Due:** $469.14	207 SOUTH BLVD W PONTIAC	$8,461.58
7598	**Parcel ID:** 64 19-04-104-012; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 191 **Comments:** ~50 ft frontage on Bloomfield to the west, ~150 ft deep. Fairly overgrown with brush; barely visible from the roadside. Some trash and debris hiding therein. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $116.83	409 BLOOMFIELD AVE PONTIAC	$2,082.98
7599	**Parcel ID:** 64 19-04-106-028; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 108 **Comments:** ~50 ft frontage on Highland to the east, ~150 ft deep. Generally flat. Parcel appears to have been recently cleared of brush, but there's still plenty remaining. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $116.83	514 HIGHLAND AVE PONTIAC	$8,088.00
7600	**Parcel ID:** 64 19-04-108-020; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADD LOT 224 **Comments:** ~50 ft frontage on Howland to the east, ~150 ft deep. Chain link fence to the north and south. Generally clear and grassy, with a couple of mature trees by the roadside. Some brush and overgrowth in the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $116.83	472 HOWLAND AVE PONTIAC	$5,869.41

7601	**Parcel ID:** 64 19-04-128-005; **Legal Description:** T2N, R10E, SEC 04 WOODWARD ESTATES SUB LOT 179 **Comments:** ~40 ft frontage on Pleasantview to the north, ~120 ft deep. ~0.11a. ~800 sq ft footprint, ~1000 sq ft livable area. This one story home appears to be in fair shape from the exterior inspection only. Interior condition is unknown but looking through one of the windows that wasn't covered over it looks like its mostly cleared out. Unable to gain entry to the home. Multiple locks. There are security cameras on the corners of the building. Building appears to be vacant but its possible someone is still using the property. There is a vehicle and a boat parked on the property. Stone siding looks good. Shingled roof is is old bit looks good for its age. Electric and gas meter still hooked up. Concrete driveway runs along the side of the home and leads to a partially fenced in back yard. There is a slab foundation behind the home most likely for a one car garage that's no longer there. Block foundation looks fine. Security side door. Some concrete crumbling on the front steps. Located in a average neighborhood that's being well maintained by neighbors. Assessor states it has a full basement. This house will require some repairs and renovations. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $794.69	45 PLEASANTVIEW DR PONTIAC	$8,085.14
7603	**Parcel ID:** 64 19-04-151-015; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 13 **Comments:** ~50 ft frontage on Harvey to the east, ~150 ft deep. Generally flat, clear, and grassy. Some overgrowth in the rear. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $116.83	HARVEY AVE PONTIAC	$4,979.07
7604	**Parcel ID:** 64 19-04-152-008; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADDITION NO. 2 LOT 27 **Comments:** ~50 ft frontage on Harvey to the west, ~150 ft deep. Generally flat, clear, and grassy. Chain link fence along the north and east, with some brush and overgrowth alongside. One mature pine in the NW corner. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $116.83	561 HARVEY AVE PONTIAC	$4,633.78
7605	**Parcel ID:** 64 19-04-160-014; **Legal Description:** T2N, R10E, SEC 04 BLOOMFIELD HILLS ADDITION NO. 3 LOT 188 **Comments:** ~40 ft frontage on Howland to the east, ~150 ft deep. Parcel is elevated from the roadside by concrete retaining wall, and fenced in along with the adjacent residence to the south. Generally flat, clear, and grassy. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $112.81	HOWLAND AVE PONTIAC	$4,084.19
7606	**Parcel ID:** 64 19-04-185-008; **Legal Description:** T2N, R10E, SEC 04 WOODWARD ESTATES SUBDIVISION NO. 1 LOT 665 & W 20 FT OF LOT 666 **Comments:** ~60 ft frontage on Crestwood to the north, ~118 ft deep. ~0.16a. ~670 sq ft footprint, ~840 sq ft usable area. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. Assessor states there is a full basement. The house appears to be in fair shape from the exterior inspection only. Interior condition is unknown. Block foundation looks solid where visible but there are trees growing up against the house that need to be removed before they cause damage if they haven't already. Multiple wood chucks seen on the property. There is a good amount of overgrown vegetation around the home. Back of home is barley visible. Concrete driveway leads to a slab foundation in the backyard. Most likely from a garage that's no longer present. Metal and wood siding looks decent. The roof needs to be replaced asap. There are visible shingles that have detached from the roof. Chimney has damage as well. This house will require repairs and renovations but it has potential. Its a fixer upper but its small so it should be manageable. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 6; 21; 5; 33 (see key for full text) **Summer Tax Due:** $421.84	175 CRESTWOOD ST PONTIAC	$16,921.31
7607	**Parcel ID:** 64 19-05-206-026; **Legal Description:** T2N, R10E, SEC 05 CRYSTAL LAKE BLOOMFIELD SUB DIVISION NO. 1 LOT 129 **Comments:** ~50 ft frontage on Colorado Ave to the south, ~120 ft deep. Generally flat, clear, grassy land. Overgrown in the rear, with junk and debris hiding within. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	COLORADO AVE PONTIAC	$4,511.57
7608	**Parcel ID:** 64 19-05-206-029; **Legal Description:** T2N, R10E, SEC 05 CRYSTAL LAKE BLOOMFIELD SUB DIVISION NO. 1 LOT 132 **Comments:** ~40 ft frontage on Colorado to the south, ~105 ft on Motor St to the east. Generally flat and clear land. Shed and some fence from the adjacent parcel to the west may be encroaching into this one. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $107.12	COLORADO AVE PONTIAC	$5,130.39

7609	**Parcel ID:** 64 19-05-226-001; **Legal Description:** T2N, R10E, SEC 05 WILSON PARK LOT 21 **Comments:** ~40 ft frontage on South Blvd to the north, ~116 ft on Motor St to the west. Generally flat and clear land. Grass is a little shaggy. Parcel is on a gentle hill. West boundary is a line is basically a line of dense brush. Chain link fence to the west and south. Some bikes lying near the driveway apron. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	321 SOUTH BLVD W PONTIAC	$5,465.35
7610	**Parcel ID:** 64 19-05-227-039; **Legal Description:** T2N, R10E, SEC 05 WILSON PARK LOTS 97 & 98 **Comments:** ~80 ft frontage on Montana to the north, ~105 ft deep. Large double lot. Appears to be recently cleared. The adjacent parcel to the west is a playground. This seems like a good candidate to develop. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $123.10	515 MONTANA AVE PONTIAC	$4,822.63
7611	**Parcel ID:** 64 19-05-231-005; **Legal Description:** T2N, R10E, SEC 05 CRYSTAL LAKE BLOOMFIELD SUB LOT 21 **Comments:** ~50 ft frontage on Colorado to the north, ~105 ft deep. Generally elevated from the roadside. Fairly flat and clear. A smattering of debris and personal property at the rear; seems like a neighbor may be utilizing this space. Seems likely a house sat here in the past. The elevation and mature trees at the road side make this vacant lot a little more attractive than its counterparts. **Additional Disclosures:** 21; 23 (see key for full text) **Summer Tax Due:** $107.12	503 COLORADO AVE PONTIAC	$4,132.24
7612	**Parcel ID:** 64 19-05-252-031; **Legal Description:** T2N, R10E, SEC 05 FAIRVIEW HEIGHTS SUB LOT 45 **Comments:** ~40 ft frontage on Arthur to the south, ~112 ft deep. Generally flat, clear, and grassy, with some overgrowth at the rear of the parcel. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	550 ARTHUR AVE PONTIAC	$6,400.46
7613	**Parcel ID:** 64 19-05-254-004; **Legal Description:** T2N, R10E, SEC 05 FAIRVIEW HEIGHTS SUB LOT 92 **Comments:** ~40 ft frontage on Arthur to the north, ~112 ft deep. Generally flat, clear, and grassy. Adjacent parcel to the west is being actively developed. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	561 ARTHUR AVE PONTIAC	$4,404.75
7614	**Parcel ID:** 64 19-05-254-021; **Legal Description:** T2N, R10E, SEC 05 FAIRVIEW HEIGHTS SUB LOT 142 **Comments:** ~40 ft frontage on Luther to the south, ~112 ft deep. Generally flat, clear, and grassy land. Overgrown in the NW corner. Firepit on the parcel; likely being utilized by the adjacent parcel to the east. **Additional Disclosures:** 21; 23 (see key for full text) **Summer Tax Due:** $107.12	554 LUTHER AVE PONTIAC	$5,557.31
7615	**Parcel ID:** 64 19-05-254-026; **Legal Description:** T2N, R10E, SEC 05 FAIRVIEW HEIGHTS SUB LOT 137 **Comments:** ~40 ft frontage on Luther to the south, ~112 ft deep. Generally flat, clear, grassy land. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $107.12	534 LUTHER AVE PONTIAC	$4,783.75
7616	**Parcel ID:** 64 19-05-401-004; **Legal Description:** T2N, R10E, SEC 05 FRANKLIN GARDENS LOT 81 W 20 FT OF THE S 1/2 **Comments:** ~20 ft frontage on Fildew to the south, ~73 ft deep. Vacant, grassy land. Appears to be maintained by the parcel adjacent to the north. ~0.03 acres **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $26.15	FILDEW AVE PONTIAC	$3,625.02
7617	**Parcel ID:** 70 15-25-406-017; **Legal Description:** T3N, R11E, SEC 25 SUPERVISOR'S PLAT OF BROOKLANDS PARK LOT 698 **Comments:** ~40 ft frontage on Emmons to the west, ~135 on Clovelly to the south. No observed structures. The land consists of open grassy space with a patch of trees on the East portion of the lot. There is a mature tree with some landscaping near the Emmons Ave. Ground is level throughout. Possible shared drive way with adjacent house to the North. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23; 30 (see key for full text) **Summer Tax Due:** $57.60	EMMONS AVE ROCHESTER HILLS	$2,644.13

7618	**Parcel ID:** 72 25-15-355-007; **Legal Description:** T1N, R11E, SEC 15 BEACH'S SUB LOT 7 **Comments:** ~45 ft frontage on Virginia to the west, ~127 ft deep. ~0.13a. ~1100 sq ft footprint. This is a nice looking home in an above average neighborhood that's being well maintained. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The house appears to be in good shape from the exterior inspection only. Interior condition is unknown. Mix of nice brick siding and vinyl. Shingled roof looks older but fine shape for its age. Concrete driveway leads to a back yard that has an alley running along. Trailer parked in the back yard. There is also a truck parked in front of the home that has expired tags. Gas lanterns on the front entrance to home. Nice landscaping. Block foundation looked solid. There were two types of block. Possible addition but looks good. Personal property on the premises. Assessor states full basement. There's not a whole lot to say about this one other then it looks well taken care of and in good shape. We don't get many of these at the auctions. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 21; 33 (see key for full text) **Summer Tax Due:** $3,104.99	306 VIRGINIA AVE ROYAL OAK	$33,549.37
7620	**Parcel ID:** 76 24-12-278-008; **Legal Description:** T1N, R10E, SEC 12 MEADOWLAWN GARDENS SUB. LOT 177 **Comments:** ~75 ft frontage on Fairfax to the west, ~120 ft deep. No observed structures. The land consists of open grassy space with a few trees scattered along the perimeter. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $2,036.18	30050 FAIRFAX ST SOUTHFIELD	$20,804.29
7621	**Parcel ID:** 76 24-19-377-021; **Legal Description:** T1N, R10E, SEC 19 EDGEMONT SUB SLY PART OF LOT 39 BEG AT SE LOT COR, TH N 00-15-50 W 236.28 FT, TH S 89-57-00 W 78.47 FT, TH S 43-37-00 W 79.22 FT, TH S 18-21-10 E 187.20 FT, TH N 89-57-00 E 78.47 FT TO BEG **Comments:** Irregular shape parcel. ~79 ft frontage on W 10 mile to the south, ~250 ft deep. Parcel located behind guard rail. Terrain challenged. There is a drainage ditch and creek that run through the property. Wooded with thick vegetation. Wet land indicators. This would be a difficult parcel to develop. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 49; 41 (see key for full text) **Summer Tax Due:** $97.78	W 10 MILE RD SOUTHFIELD	$1,575.83
7623	**Parcel ID:** 76 24-26-280-019; **Legal Description:** T1N,R10E,SEC 26 487 A P J L BAKERS WASH HTS SUB LOTS 487 **Comments:** ~65 x 160 ft. NW of the Southfield and Mt. Vernon intersection. This property sits behind a business and has no known legal access. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $63.45	MT VERNON ST SOUTHFIELD	$2,124.10
7624	**Parcel ID:** 76 24-26-401-013; **Legal Description:** T1N, R10E, SEC 26 WASHINGTON VILLAGE NO 2 PART OF LOTS 123, 124 & 137 ALL DESC AS BEG AT PT ON ELY LINE OF LOT 123 DIST N 45-49-00 W 129 FT FROM SELY LOT COR, TH S 54-48-05 W 228.98 FT, TH N 38-45-23 W 169.64 FT, TH N 44-11-00 E 204.21 FT TO ELY LINE OF LOT 137, TH S 45-49-00 E 210.55 FT TO BEG **Comments:** ~226 ft frontage on Northwestern Hwy to the NE, ~179 feet deep. Slightly irregular shape. It appears that a triangular shaped portion in the SW is fenced off and utilized by the adjacent parcel. Possible encroachments. Wooded. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 39 (see key for full text) **Summer Tax Due:** $3,970.29	NORTHWESTERN HWY SOUTHFIELD	$25,494.94

7625	**Parcel ID:** 76 24-27-302-013; **Legal Description:** T1N,R10E,SEC 27 39A SUPERVISORS PLAT NO. 12 N 1/2 OF LOT 39 **Comments:** ~109 ft frontage on McClung to the north, ~363 ft deep. ~0.9a. ~878 sq ft footprint, ~1098 sq ft living area. Unfortunately this house is in poor condition and has been condemned. It looks like a nice home from the road but it has issues. There are uninhabitable notices posted to the front door stating a certificate of occupancy must be issued by the City of Southfield. Please contact the local planning/zoning department for more details on required repairs. There is major foundation settling going on at this house. Woodchucks were seen running under the home. Foundation repairs are needed. The interior of the home has been gutted and looks like it was in the process of renovation. Metal siding looks ok with minor repairs needed. Shingled roof looks ok. Gutters are full of debris. Long paved driveway leads to a detached one car garage. Shingled roof on garage is old but no major damage seen. Gutters full of debris. Boarded windows. Nice grassy front and back yard with some mature trees. Located in a nice well maintained neighborhood. This house is going to require substantial work to get it back into good living condition. Please do your due diligence before placing a bid and be prepared for some work. **Additional Disclosures:** 21; 50; 31; 63; 34 (see key for full text) **Summer Tax Due:** $4,488.92	21557 MCCLUNG AVE SOUTHFIELD	$21,431.55
7626	**Parcel ID:** 76 24-31-477-021; **Legal Description:** T1N, R10E, SEC 31 GRAND RIVER PARK SUB LOT 219 & N 20 FT OF LOT 220, ALSO 1/2 OF VAC ALLEY ADJ TO SAME **Comments:** ~60 ft frontage on Wakedon to the east, ~135 ft deep. Subject parcel is mostly fenced in, and appears to be utilized by the adjacent parcel to the south. Side yard parcel. There is a paved driveway that leads to a gate along the fence. Personal property on premises. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 44; 21 (see key for full text) **Summer Tax Due:** $328.29	WAKEDON ST SOUTHFIELD	$3,627.08
7627	**Parcel ID:** 76 24-35-328-032; **Legal Description:** T1N,R10E,SEC 35 49 SUPERV PLAT EVERGREEN ESTS LOT 49 **Comments:** ~70 ft frontage on Melrose to the south, ~300 ft deep. ~.48a. ~1462 sq ft footprint. Unfortunately this house has been sitting for awhile and has not been well maintained. Shingled roof is older but looks ok for its age. Gutters are full of debris. Overgrown vegetation surrounds most of the home. Gas meter still hooked up. Electric meter has been removed but has been illegally hooked back up in a dangerous fashion. This information was passed onto the county and should be removed before the auction. Fenced in back yard has a good amount of debris. Broken sections of fence. There are multiple animal borrows in the back yard. Possible foundation issues but did not see any during last visit. Difficult to see large sections of the house due to vegetation. There is a good amount of wood rot on the back of the home. Wood siding looks ok on the front of the home. Small concrete driveway runs along the side of the home and leads to a detached one car garage covered in overgrown vegetation. Small grassy front lawn with mature tree. The interior of the home is full of debris and personal property. Three bedroom one bathroom. Floors felt uneven. Wood burning stove in living room. Did not locate breaker box or water heater. Could here animals in the attic. This house has potential. Its difficult to determine the extent of some of the issues due to the overgrown vegetation but I feel like this house could be a good fixer upper candidate. It will no doubt require repairs and renovations. Please do your due diligence before placing a bid and be ready for some work. **Additional Disclosures:** 63; 21 (see key for full text) **Summer Tax Due:** $3,374.56	19194 MELROSE AVE SOUTHFIELD	$38,561.79
7628	**Parcel ID:** 76 24-35-376-005; **Legal Description:** T1N,R10E,SEC 35 28 SUPERV PLAT EVERGREEN ESTS LOT 28 **Comments:** ~70 ft frontage on Melrose to the north, ~300 ft deep. While no structures are currently present, there are signs that a structure once existed on the lot but has since been removed. As a result, the State Equalized Value (SEV) may not accurately reflect the current value of the property. The lot is mostly open and grassy, with trees along the perimeter. Ground is level. This is an ideal setting for rebuilding or starting fresh. If you're considering development, please contact the local planning or zoning department for detailed information regarding building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to lot# 7629 **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $938.26	19337 MELROSE AVE SOUTHFIELD	$14,946.23

7629	**Parcel ID:** 76 24-35-376-006; **Legal Description:** T1N,R10E,SEC 35 29 SUPERV PLAT EVERGREEN ESTS LOT 29 **Comments:** ~70 ft frontage on Melrose to the north, ~300 ft deep. No observed structures. The land consists of open grassy space and is level throughout. Trees along the perimeter. This is a great opportunity for an adjacent land owner to increase their property size and is also an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Adjacent to lot# 7628 **Summer Tax Due:** $1,127.24	MELROSE AVE SOUTHFIELD	$3,561.64
7630	**Parcel ID:** 76 24-36-152-014; **Legal Description:** T1N, R10E, SEC 36 MAGNOLIA NO. 2 W 19 FT OF LOT 630, ALSO ALL OF LOT 631 **Comments:** ~61 ft frontage on Roxbury to the south, ~130 ft deep. ~0.18a. ~896 sq ft footprint, ~1624 sq ft living area. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. There were dogs in the home during last visit. Nice looking brick home in well maintained neighborhood. The house appears to be in fair/good shape from the exterior inspection only. Interior condition is unknown. The only issue to really note is the shingled roof needs some repairs as well as the gutters. Attached two car garage with concrete driveway Metal security doors on all entrances. Small grassy front and back yard with a few trees. There is a poor condition outdoor brick oven that is falling apart along the rear tree line. Gas meter and electric meters still hooked up and appear active. Two electric meters. This house has a lot of potential. Please do your due diligence before placing a bid. **Additional Disclosures:** 33; 21; 45; 6 (see key for full text) **Summer Tax Due:** $5,251.70	17596 ROXBURY AVE SOUTHFIELD	$71,285.82
7632	**Parcel ID:** D 03-21-451-013; **Legal Description:** T5N, R9E, SEC 21 PERRY LAKE HEIGHTS LOT 3 TO 6 INCL BLK 2 **Comments:** Roughly 100 x 115 ft. Just south of Perry Lake. It appears that a stream or drain to/from the lake runs through this parcel. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $2.66	NONA DR ORTONVILLE	$1,301.27
7633	**Parcel ID:** I 01-01-376-019; **Legal Description:** T5N, R7E, SEC 1 STONY RUN ESTATES LOTS 9 & 10 **Comments:** ~200 ft frontage on Belford to the NW, ~675 ft deep. ~3.25a. ~1060 sq ft footprint, ~1928 sq ft floor area. A long dirt driveway runs through some woods which offers nice privacy from the road. This was a nice two story home with attached garage but it has been sitting for awhile and has not been maintained. Vegetation build up on the shingled roof. Some gutter and soffit damage. The interior of the home is animal damaged. Multiple holes in the ceiling. Although animals have access to the house no water/mold was seen. There is incomplete construction in multiple areas of the home. Personal property and debris throughout. The garage is full of debris and garbage. Nice 200 amp breaker and older 100 amp breaker. Wood furnace in middle of living room. Water heater still present. Furnace looks to have been removed. There is a whole house vacuum system located in the basement. The basement has been finished out and was dry. There were two sheds on the property in poor shape and full of debris. Three bedroom three bathroom. Pool in backyard. This house needs work but there is a lot of potential here. It appears to have good bones. This is a great fixer upper with wooded acreage. **Additional Disclosures:** 5; 66; 50; 21 (see key for full text) **Summer Tax Due:** $2,105.38	6184 BELFORD RD HOLLY	$19,014.21
7634	**Parcel ID:** I 01-24-302-013; **Legal Description:** T5N, R7E, SEC 24 SUPERVISOR'S PLAT OF GREAT LAKES COUNTRY CLUB LOT 8 BLK 6 **Comments:** ~50 ft frontage on S Shore Dr to the south, 140+ feet deep. ~51 ft frontage on Spring Lake to the north. On a private road. Association fees are likely. Lot lines appear to extend into the water. The land consists mixed trees and light vegetation. Ground appears to be level along the roadside and slopes down drastically as you head North towards the water. This is a great opportunity for an adjacent land owner to increase their property size. Could be an ideal setting for a new build but would have to be a small home. Nice well maintained neighborhood. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $442.86	S SHORE DR HOLLY	$3,727.19

7635	**Parcel ID:** J 08-05-476-007; **Legal Description:** T4N, R9E, SEC 5 PART OF SE 1/4 BEG AT PT DIST N 361.08 FT FROM SE SEC COR, TH W 494.03 FT, TH N 00-21-10 W 200 FT, TH E 495.27 FT, TH S 200 FT TO BEG 2.27 A J52B **Comments:** ~200 ft frontage on Hadley to the east, ~495 ft deep. ~992 sq ft house, detached garage. This one story home appears to be in overall fair/good shape. Unfortunately the block foundation has a significant horizontal crack and will need repairs. Metal siding is in decent shape, could use a wash. Shingled roof looks good, gutters look fine. Nice Long paved driveway leads to a detached on car garage. Gas and electric meter are still hooked. Handicap accessible ramp on the side of the home. Three bedroom one bathroom. Water heater and furnace still present. 100 amp break box. Full size basement with walk out sliding doors. Plenty of space for storage. House was full of spiders and looks to have been sitting for some time. There is personal property and debris in the home but nothing major. Submersed well in front yard. Grassy front and back yard. Some overgrown vegetation growing up the side of the garage. There's a lot of potential here. The home needs to be renovated and the foundation needs repairs but its in good shape otherwise. Please do you due diligence before placing a bid. ~2.27 acres **Additional Disclosures:** 21; 34 (see key for full text) **Summer Tax Due:** $2,494.33	9711 HADLEY RD CLARKSTON	$9,069.50
7636	**Parcel ID:** N 10-02-153-008; **Legal Description:** T4N, R11E, SEC 2 LOG CABIN CLUB SUB LOT 68 **Comments:** ~321 ft frontage on Beach Dr to the east. Irregular shape parcel, portions appear to be wet/mucky. No observed structures. The land consists of light vegetation, forest, open space, and woody wetlands. Wet land indicators. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size. Most likely have issues building. Possible association fees. Part of the Log Cabin Club Private Community. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 9; 41 (see key for full text) **Summer Tax Due:** $550.32	117 BEACH DR OAKLAND	$5,558.13
7637	**Parcel ID:** N 10-28-126-017; **Legal Description:** T4N, R11E, SEC 28 SUPERVISOR'S PLAT NO 1 LOT 10 **Comments:** Triangular shaped parcel. No known road access. Paint Creek Trail is pedestrian access only. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $123.80	ORION RD ROCHESTER	$2,010.26
7638	**Parcel ID:** O 09-01-138-021; **Legal Description:** T4N, R10E, SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 1 LOT 6 BLK 23 **Comments:** ~30 ft frontage on Johnson Dr to the south, ~103 ft deep. No observed structures. The land consists of light vegetation, mixed trees and some woody wetlands. Ground terrain challenged. Wet land indicators as you travel North. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Next to Lot# 7640. **Additional Disclosures:** 49; 41 (see key for full text) **Summer Tax Due:** $95.61	JOHNSON DR LAKE ORION	$5,856.20
7639	**Parcel ID:** O 09-01-138-024; **Legal Description:** T4N, R10E, SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 1 LOT 3 BLK 23 **Comments:** ~30 ft frontage on Johnson Dr to the south, ~100 ft deep. No observed structures. The land consists of an open section near the road, light vegetation, mixed trees and some woody wetlands. Ground is mostly level but a bit bumpy. Wet land indicators as you travel North. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Next to Lot# 7640. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $154.84	JOHNSON DR LAKE ORION	$1,440.96
7640	**Parcel ID:** O 09-01-138-039; **Legal Description:** T4N, R10E, SEC 1 BUNNY RUN COUNTRY CLUB ANNEX NO 1 LOTS 4 & 5 BLK 23 **Comments:** ~60 ft frontage on Johnson Dr to the south, ~102 ft deep. No observed structures. The land consists of light vegetation, mixed trees and some woody wetlands. Ground is a bit terrain challenge, a bit bumpy. Some level parts. Wet land indicators as you travel North. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. Next to Lot# 7639 and 7638. **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $198.42	JOHNSON DR LAKE ORION	$1,650.94

7641	**Parcel ID:** R 06-03-102-007; **Legal Description:** T4N, R7E, SEC 3 PART OF NW 1/4 BEG AT PT DIST N 2000 FT & E 665 FT & S 07-40-00 W 150 FT FROM W 1/4 COR, TH E 330 FT, TH S 170 FT, TH N 85-20-00 W 330 FT, TH N 145 FT TO BEG 1.19 A R49A-2 **Comments:** ~145 ft frontage on Milford to the west, ~330 ft deep. ~1.08a. ~2964 sq ft ground and floor area. North portion of of property looks to have a bit of pond frontage. This building looks to have been a residential building used as a church, and has been sitting for some time. Large paved parking lot has many cracks but is still usable. Driveway entrance is damaged and needs to be replaced. Overgrown vegetation surrounds most of the building making it difficult to determine condition. Block foundation looks solid where visible. Shingled roof doesn't look too old but there is damage and will require repairs. Small grassy front yard with brick landscaping for a sign that is no longer present. Wood siding with some stone work on the front of the building. Was unable to gain access to the building. Exterior condition doesn't look too bad but interior condition unknown. The way its maintained leads me to believe it will need repairs and renovations. Please do you due diligence before placing a bid. **Additional Disclosures:** 5; 33 (see key for full text) **Summer Tax Due:** $2,663.56	829 MILFORD RD HOLLY	$13,323.70
7642	**Parcel ID:** TH 24-02-276-022; **Legal Description:** T1N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 202 BEVERLY HILLS CONDOMINIUM NO II BLDG 2, APT 1 L 6448 P 434 **Comments:** ~891 sq ft ground area, ~1794 sq ft floor area. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. The condo unit appears to be in good shape from the exterior inspection only. Interior condition is unknown. Nice looking building with good curb appeal. There is visitor street parking on Kinross Ave. There is also a detached garage along a paved alley behind the home. Brick siding looks good. Shingle roof looks good as well. Gas and electric meter still hooked up and active. Small grassy front yard. Small fenced in back yard with overgrown bushes. Assessor stated it is three bedroom, two and half bathrooms. Located in nice neighborhood that's being well maintained. We don't see many homes like this come through the auction. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 68; 45; 33 (see key for full text) **Summer Tax Due:** $2,018.98	18112 KINROSS AVE BEVERLY HILLS	$21,563.39
7643	**Parcel ID:** U 07-09-277-002; **Legal Description:** T4N, R8E, SEC 9 S 350 FT OF PARC DESC AS PART OF NE 1/4 BEG AT PT DIST E 100 FT FROM CEN OF SEC, TH E 435 FT, TH N 41-10-00 E 1275 FT, TH NWLY ALG CEN OF BIGELOW RD 612.50 FT, TH SLY ALG ELY RD 1726 FT TO BEG EXC THAT PART LYING SW OF NE R/W LI OF I-75 HWY 0.28 A U115B-5 **Comments:** Triangular shaped parcel off the north side of the I-75 corridor. Just west of Eliza Lake. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $89.51	ELY RD DAVISBURG	$1,511.85
7644	**Parcel ID:** U 07-11-403-002; **Legal Description:** T4N, R8E, SEC 11 AMENDED PLAT OF JOSSMAN ACRES NO 1 PART OF LOT 42 BEG AT NW LOT COR, TH S 89-22-22 E 81.55 FT, TH S 71-26-58 W 85.05 FT, TH N 01-19-38 W 27.07 FT TO BEG **Comments:** Triangular shaped parcel, on a pavement peninsula between Cherrywood and Norman roads. Very small and more than likely unbuildable. Open grassy lot with some bushes. Nice neighborhood. This is a great opportunity for an adjacent land owner to increase their property size. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $5.18	NORMAN RD CLARKSTON	$1,573.78
7645	**Parcel ID:** U 07-15-326-001; **Legal Description:** T4N, R8E, SEC 15 THAT PART OF SW 1/4 LYING NE OF I-75 HWY 0.48 A U218B **Comments:** Triangular shaped parcel on the north side of the I-75 corridor. No known road access. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $148.15	NORMAN RD CLARKSTON	$1,897.58
7646	**Parcel ID:** W 13-05-126-001; **Legal Description:** T3N, R9E, SEC 5 THAT PART OF NW FRC 1/4 LYING NLY OF 'HARRIS PARK' & NELY OF DGH & M RR R/W 5.5 A W92 **Comments:** ~5.5 acres of what appears to be mostly water. There may be a walkable portion in the west corner. Windiate Rd is the nearest signed road, but there appears to be a two track along a railroad right of way along/near the west boundary, signed at Lotus Ln (Private). Numerous docks appear to extend into this parcel on the south bank. Southwest corner of the property holds a fence, extending into the adjacent north parcel; the former owner of this subject parcel retains ownership of those. There appears to be a little more land area in the eastern end of the parcel, but without legal access from the road. **Additional Disclosures:** 14; 39; 7 (see key for full text) **Summer Tax Due:** $199.22	WINDIATE RD WATERFORD	$2,544.72

7647	**Parcel ID:** W 13-13-108-003; **Legal Description:** T3N, R9E, SEC 13 SILVER CITY SUB LOT 60 **Comments:** ~51 ft frontage on Trinity to the west, ~125 ft deep. The land consists of open grassy space with a mix of trees scattered along the perimeter. Ground is level throughout. The property is being utilized by an adjacent neighbor. There is currently a shed, a vehicle and other personal property on the lot. Next to a large commercial building. This is a great opportunity for an adjacent land owner to increase their property size and or could be a setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 21; 23 (see key for full text) **Summer Tax Due:** $194.41	TRINITY RD WATERFORD	$2,646.69
7648	**Parcel ID:** W 13-21-380-047; **Legal Description:** T3N, R9E, SEC 21 CRESCENT LAKE COUNTRY CLUB SUB E 24 FT OF LOT 53 & ALL OF LOT 54 BLK 20 **Comments:** ~64 ft frontage on Elizabeth Lake Rd to the south, ~100 ft deep. Looks to be partially developed, with excavation and earth moving machines still on site. Electric substation at/near the NE corner; it has a meter, which may or may not be for our subject parcel. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $367.77	ELIZABETH LAKE RD WATERFORD	$3,568.49
7649	**Parcel ID:** W 13-21-452-007; **Legal Description:** T3N, R9E, SEC 21 CRESCENT LAKE COUNTRY CLUB SUB LOT 17 BLK 13 **Comments:** ~43 x 113 ft. Vacant wooded land, below road grade. Has a 'road ends' sign hiding in the growth. **Additional Disclosures:** 41; 9 (see key for full text) **Summer Tax Due:** $139.48	HANLEY ST WATERFORD	$2,513.86
7650	**Parcel ID:** W 13-24-153-031; **Legal Description:** T3N, R9E, SEC 24 LA SALLE PARK LOTS 110 & 111 **Comments:** ~80 ft frontage on Pontiac Lake Rd to the south, ~100 ft deep. ~0.18a. ~815 sq ft house. Unfortunately this house is in poor shape. The interior is trashed and animal damaged. There is a great deal of food garbage in the house. Strong odor. The basement has about a foot of standing water. The water is black. Electric breaker box is open and is in disrepair. Two bedroom one bathroom. Block foundation looks solid but there is some cracking. Metal siding looks fine. Shingled roof is older and some of the gutters are damaged. Two electric meters are hooked up but disconnected. A few broken windows. Broken concrete step on the front porch. Chain link fenced in front yard. Dirt driveway leads to a detached one car garage that's in fair condition. Slab foundation looks fine. Metal siding. Older shingled roof. Small shed next to the garage. This property is going to require a deep clean, repairs, and renovations. Please do your due diligence before bidding and be ready to get your hands dirty. **Additional Disclosures:** 66; 63; 21 (see key for full text) **Summer Tax Due:** $1,400.82	2840 PONTIAC LAKE RD WATERFORD	$49,147.51
7652	**Parcel ID:** W 13-25-454-009; **Legal Description:** T3N, R9E, SEC 25 HURON GARDENS LOT 396 **Comments:** ~50 ft frontage on Lakeview to the north, ~115 ft deep. ~0.13a. This house appears to be in below average condition but there is potential here. Looks like this would be a good fixer upper for the right person. Block foundation looks solid. Pave driveway leads to a partially fenced in grassy backyard with a few trees. Vinyl siding looks good. Shingled roof looks fine. Front wood porch has some rot. Three bedroom one bathroom home. Set up kind of odd. Two small bedrooms share the same bathroom. The floor seems to be sagging in this area. The basement is also wet so possible plumbing issues. Water heater is disconnected and the furnace has been removed. Harvesting evidence. This house is going to take some work to get it back into good living condition but its small so it should be manageable for the right person. Please do your due diligence before placing a bid and be prepared for some work. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $976.56	1119 LAKEVIEW AVE WATERFORD	$25,999.41
7653	**Parcel ID:** W 13-26-151-022; **Legal Description:** T3N, R9E, SEC 26 ELIZABETH PARK ACRES LOT 122 **Comments:** ~50 ft frontage on Lake Geneva to the north. ~70 ft frontage on a platted and undeveloped road to the south. ~150 ft deep. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $3.65	LAKE DR WATERFORD	$1,946.62
7654	**Parcel ID:** W 13-26-151-023; **Legal Description:** T3N, R9E, SEC 26 ELIZABETH PARK ACRES LOT 123 **Comments:** ~50 ft frontage on Geneva Lake to the north. ~70 ft on a platted and undeveloped road to the south. ~150 ft deep. **Additional Disclosures:** 8; 41 (see key for full text) **Summer Tax Due:** $3.65	LAKE DR WATERFORD	$1,785.66

7655	**Parcel ID:** W 13-28-402-014; **Legal Description:** T3N, R9E, SEC 28 ELIZABETH SHORES LOT 89 **Comments:** ~40 ft frontage on Springle Dr to the NE, ~135 ft deep. The paved portion of Springle ends just before this parcel. Looks like this was landscaped once upon a time. Tall reeds in the rear, suggesting portions of this parcel can get soupy. Judging by the size of the nearby parcels and homes, this is unlikely to be large to build on, even if the soil could take it. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $100.61	SPRINGLE DR WATERFORD	$1,519.98
7656	**Parcel ID:** W 13-35-128-016; **Legal Description:** T3N, R9E, SEC 35 LAMBERT'S SHORE ACRES LOT 525 **Comments:** ~50 ft frontage on S Cass Lake Rd to the east, ~145 ft deep. This parcel generally lies below road grade. Adjacent parcel to north appears to be wet, likely drainage detention/retention. Accordingly, portions of this parcel appear to be wet/mucky. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $606.70	S CASS LAKE RD WATERFORD	$4,540.07
7657	**Parcel ID:** W 13-35-462-004; **Legal Description:** T3N, R9E, SEC 35 VENICE OF THE LAKES LOTS 316 TO 320 INCL **Comments:** Slightly out of square shape; ~50 ft frontage on the lake, located near the SE intersection of Cass Lake Rd and Bamford St. There appears to be legal terrestrial access to this parcel via what looks to be a platted easement to the north. **Additional Disclosures:** 8; 9; 14 (see key for full text) **Summer Tax Due:** $652.53	S CASS LAKE RD WATERFORD	$4,591.82
7658	**Parcel ID:** W 13-35-462-005; **Legal Description:** T3N, R9E, SEC 35 VENICE OF THE LAKES LOT 315 **Comments:** Roughly 10 x 23 ft. Located SE of the S Cass Lake Rd and Bamford St intersections. No known legal road access. **Additional Disclosures:** 14; 7 (see key for full text) **Summer Tax Due:** TBA	CASS LAKE RD WATERFORD	$454.00
7659	**Parcel ID:** W 13-35-462-006; **Legal Description:** T3N, R9E, SEC 35 VENICE OF THE LAKES LOTS 311 TO 314 INCL **Comments:** Roughly 40 ft frontage on Sylvan Lake. Located SE of the S Cass Lake Rd and Bamford St intersection. There appears to be no legal terrestrial access. **Additional Disclosures:** 7; 14 (see key for full text) **Summer Tax Due:** $467.60	CASS LAKE RD WATERFORD	$3,037.38
7660	**Parcel ID:** X 18-01-403-003; **Legal Description:** T2N, R9E, SEC 1 SYLVAN MANOR LOT 392 **Comments:** ~75 ft frontage on Walce to the NE, ~150 ft deep. ~0.26a. Single story house on slab, ~1130 sq ft ground/living area. The house appears to be in fair shape. Shingled roof is older with some vegetation build up but no leaks were seen. Mix of wood and brick siding. Some of the wood portions need repairs and fresh paint. Concrete driveway leads to the back yard where there is a slab foundation. Partially fenced in back yard. The foundation looks like it belonged to a garage that is no longer here. Gas and electric meter are hooked up but appear inactive. Roofed in front porch. The interior of the home is in poor shape. Unsanitary. There is garbage, debris, and personal property all throughout the house. There is fungus/mold growing from the carpet floors. Furnace and water heater still present. 200 amp breaker box with some loose wiring. Three bedroom, one bathroom. The house is very dirty and needs to be cleared/cleaned out but I feel like it has a lot of potential. Located in a nice little neighborhood that's being maintained well. This is a fixer upper special. Please do your due diligence before placing a bid and be prepared for a bit of work. **Additional Disclosures:** 66; 32; 21 (see key for full text) **Summer Tax Due:** $2,571.28	2483 WALCE DR WEST BLOOMFIELD	$20,189.68
7661	**Parcel ID:** X 18-03-105-045; **Legal Description:** T2N, R9E, SEC 3 LAGOON ADDITION TO ZOX LAKESIDE PARK SUB LOTS 114 & 115 05-18-87 FR 023 & 024 **Comments:** Squarish vacant parcel in a canal network near Gerundegut Bay/the north end of Cass Lake, essentially at the mouth of the Clinton River. There appears to be no road access, by design. **Additional Disclosures:** 7; 14 (see key for full text) **Summer Tax Due:** $4.51	CLINTON LAGOON WEST BLOOMFIELD	$965.08
7662	**Parcel ID:** X 18-06-452-011; **Legal Description:** T2N, R9E, SEC 6 SUPERVISOR'S PLAT NO. 12 LOTS 41 & 42 **Comments:** ~133 ft frontage on Willow Rd to the south, ~90 on Keith Rd to the west. ~0.41a There appears to be unbuilt/platted road to the east, which this parcel appears to utilize for additional parking (this is very unlikely to be a legal use). Auto shop with three bay doors facing the roadside. ~2675 sq ft gross building area. This property was occupied on last visit. Please use caution and be respectful if visiting property in person. This is a still operating auto shop that appears to be in good shape. Block foundation looks good. Shingled roof in good shape. Electric and gas meter still hooked up and appear active. Large paved parking area in front and side of building. There are multiple vehicles parked on the property. Windowed front office. Garage doors are extended for higher clearance vehicles. This is a nice property that's being well maintained. Please do your due diligence before placing a bid. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $6,037.54	7500 WILLOW RD WEST BLOOMFIELD	$69,189.04

7663	**Parcel ID:** X 18-29-203-029; **Legal Description:** T2N, R9E, SEC 29 SUPERVISOR'S PLAT NO. 10 LOT 10 **Comments:** ~25 ft frontage on Brockhurst to the south, ~125 ft on Irene to the east. This is a small vacant lot that is very close to open water. There are multiple wet land indicators. I doubt anything could be built on this land but it may be possible. Light vegetation, muddy ground, and trees. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 9; 41 (see key for full text) **Summer Tax Due:** $51.07	BROCKHURST BLD WEST BLOOMFIELD	$1,894.84
7664	**Parcel ID:** X 18-34-327-117; **Legal Description:** T2N, R9E, SEC 34 PART OF SW 1/4 BEG AT PT DIST N 00-03-40 E 2481.72 FT FROM S 1/4 COR, TH N 00-03-40 E 183.00 FT, TH S 89-20-40 W 156.00 FT, TH S 00-03-40 W 133.24 FT, TH ALG CURVE TO RIGHT, RAD 65.00 FT, CHORD BEARS S 47-34-59 E 70.96 FT, DIST OF 81.94 FT, TH S 89-56-20 E 103.55 FT TO BEG 0.62 A 2-24-86 FR 104 **Comments:** ~81 ft frontage on Pebble park Circle to the SW. Generally square parcel, roughly 156 x 183 ft, excepting the little curve for road frontage. Neighborhood appears to be a Condo Association with the exception of this corner parcel. Was unable to access the property due to a gated front entrance. This area looks very nice and it appears there is security at the main gates. Please do your due diligence before placing a bid. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $784.71	PEBBLE PARK CIR WEST BLOOMFIELD	$3,239.01
7665	**Parcel ID:** Y 12-17-104-004; **Legal Description:** T3N, R8E, SEC 17 RAYWOOD PARK LOT 41 **Comments:** ~50 ft frontage on Old Log Trl (Private) to the north, ~80 ft deep min. Parcel shape out of square. Just south of Grass Lake. Some (not spectacular) lake views from the roadside. Subject parcel is on a hill, grading sharply towards the lake. Nice, quiet lakeside neighborhood. **Additional Disclosures:** 49 (see key for full text) **Summer Tax Due:** $209.99	WAYNE RD WHITE LAKE	$3,891.23
7666	**Parcel ID:** Y 12-26-176-004; **Legal Description:** T3N, R8E, SEC 26 CEDAR CREST SUB NO 4 LOT 662 **Comments:** Roughly triangular in shape. Roughly ~85 ft frontage on Log Cabin Trl (Private) to the NE. There appears to be canal frontage to the south. Just south of Oxbow Lake. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $45.73	LOG CABIN TRL WHITE LAKE	$1,434.50
7667	**Parcel ID:** Y 12-26-183-015; **Legal Description:** T3N, R8E, SEC 26 CEDAR CREST SUB NO 4 LOT 677 **Comments:** ~40 ft frontage on Log Cabin Trl (Private) to the NE, ~175 ft deep. ~35 ft canal frontage to the SW. Just south of Oxbow Lake. Parcel is located beyond road closure, and only appears to be accessible via pedestrian access. Interested bidders would be well advised to determine if this parcel is wetlands. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $200.81	LOG CABIN TRL WHITE LAKE	$1,814.48
7668	**Parcel ID:** Y 12-26-330-008; **Legal Description:** T3N, R8E, SEC 26 CEDAR CREST SUB NO 4 LOT 709 **Comments:** Irregular shaped parcel. ~30 ft frontage on Rustic Circle (private) to the east, ~88 ft deep. There appears to be canal frontage to the west and south. In spite of the address, there appears to be no true frontage on Timberlost. Parcel not accessed prior to auction. Subject parcel appears to be vacant, wooded land. Adjacent parcel to the south is developed. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $31.37	TIMBERLOST TRL WHITE LAKE	$1,943.70
7669	**Parcel ID:** Y 12-34-377-012; **Legal Description:** T3N, R8E, SEC 34 WILLOW LAKE ESTATES SUB LOT 12 3-9-04 FR 376-004 **Comments:** ~220 ft frontage on Woodstone to the south, ~100 ft on Oxbow Lake Rd to the east. This parcel contains the signage for Willow Estates; this is evidently the name of the small residential neighborhood. The signs have a meter, and a spigot nearby. Portions of this parcel appear to be wet and/or mucky. **Additional Disclosures:** 41; 30 (see key for full text) **Summer Tax Due:** $1,284.83	508 WOODSTONE CT WHITE LAKE	$4,610.88
7670	**Parcel ID:** Y 12-34-377-013; **Legal Description:** T3N, R8E, SEC 34 WILLOW LAKE ESTATES SUB LOT 13 3-9-04 FR 376-004 **Comments:** ~80 ft frontage on Oxbow Lake Rd to the east, ~220 ft deep. Vacant, wooded land. No driveway access (roadside culvert). Fairly impenetrable foliage. Portions of this are very likely to be wet and/or mucky. Adjacent parcel to the north is developed. Adjacent parcel to the south is available as Lot 7669 **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $1,195.20	OXBOW LAKE RD WHITE LAKE	$6,684.26

7671	**Parcel ID:** Y 12-35-283-001; **Legal Description:** T3N, R8E, SEC 35 MARJORIE VESTA PARK LOT 614 **Comments:** ~40 ft frontage on Ennest Blvd to the west, ~100 ft on Gladys St to the north. Nearby parcels have standing water; this one appears to not be quite so afflicted; but the soil could certainly still be wet/saturated. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $141.79	ENNEST BLVD WHITE LAKE	$2,296.29
7672	**Parcel ID:** Y 12-35-283-002; **Legal Description:** T3N, R8E, SEC 35 MARJORIE VESTA PARK LOT 615 **Comments:** ~40 ft frontage on Ennest Blvd to the west, ~100 ft deep. Portions of this parcel appear to have standing water. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $141.79	ENNEST BLVD WHITE LAKE	$2,296.29
7673	**Parcel ID:** Y 12-35-283-004; **Legal Description:** T3N, R8E, SEC 35 MARJORIE VESTA PARK LOTS 617 & 618 **Comments:** ~80 ft frontwage on Ennest Blvd to the west, ~100 ft deep. Portions of this parcel appear to be wet/mucky. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $113.44	ENNEST BLVD WHITE LAKE	$1,539.07
7674	**Parcel ID:** 64 14-18-477-032; **Legal Description:** T3N, R10E, SEC 18 ASSESSOR'S PLAT NO 144 LOT 184 EXC E 25 FT **Comments:** ~60 ft frontage on Cherrylawn to the east, ~181 ft deep. No observed structures. The land consists of thick vegetation and trees along the roadside with an open grassy section in the middle of the lot. There is a concrete driveway entrance. Ground is level throughout. This is a great opportunity for an adjacent land owner to increase their property size and as well as an ideal setting for a new build. If you're considering development, please contact the local planning or zoning department to inquire about building restrictions, such as minimum square footage requirements and other land use regulations. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $112.81	1017 CHERRYLAWN DR PONTIAC	$2,668.32
7675	**Parcel ID:** 64 14-33-258-001; **Legal Description:** T3N, R10E, SEC 33 OSMUN GARDENS NO. 3 LOT 232 **Comments:** ~33 ft frontage on Osmun to the north, ~80 ft on S Sanford to the west. Generally elevated from the road. Some degree of driveway and paved area off Sanford. Rubble and piles of dirt near the roadside. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $1,187.03	340 OSMUN ST PONTIAC	$15,332.42
7676	**Parcel ID:** 76 24-27-278-002; **Legal Description:** T1N, R10E, SEC 27 PART OF SE 1/4 OF NE 1/4 BEG AT PT DIST S 00-30-00 W 2335 FT & N 89-16-00 W 1188 FT FROM NE SEC COR, TH S 00-30-00 W 336.58 FT, TH S 87-03-00 W 264.71 FT, TH N 00-36-40 W 353.76 FT, TH S 89-16-00 E 271.50 FT TO BEG 2.12 A **Comments:** Roughly ~270 x 335 ft. ~2.12a. Driveway off a bend on Norwood Dr. ~7661 sq ft living area. Fully fenced-in property with sliding gate entrance. This property appeared occupied on the last visit. Please use caution and be respectful if visiting the property in person. Power is still on in the home, and there was a trailer parked in the driveway. It may not be in active use, but someone is still paying the bills and using the property. This is a massive house that unfortunately has not been maintained. It is a beautiful home with cool features but there are multiple issues. The asphalt sheet roofing on both the house and the garage is in poor shape and there are sections where the wind has blown them off. Nice brick exterior on the home with cracking in certain sections. Difficult to get a full view of the home due to overgrown vegetation that wraps around most of the home. Large indoor pool area has sections of the ceiling that are collapsing. The home has a submersed well and city water. There was a water leak during last visit that appeared to be only on the exterior. Landscaping has not been taken care off and now all the bushes/saplings are growing too large and knocking over the brick fencing. Large paved driveway leads to a detached 4-car garage with extended garage doors for higher clearance vehicles. Block walls have cracks on this garage and a tree has fallen on the roof. The driveway also leads to an attached three-car garage and additional parking in front of the home. Large grassy back yard wraps around the home. There is a chain link fenced in section behind the home that has a collapsed block building. Possible for dogs. Two electric meters, two AC units, massive diesel backup generator. Gas meter is still hooked up. Large brick patio in the middle of the home with large windows. Large children's playground in the backyard. There's a lot going on at this large property. It will require repairs and renovations. Please do your due diligence before placing a bid and be prepared for work. Basement, attached three car garage. 5 bed, 3 full bath, 2 half bath. **Additional Disclosures:** 6; 21; 5; 33 (see key for full text) **Summer Tax Due:** $19,921.92	20551 NORWOOD DR S SOUTHFIELD	$197,644.84

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is ***occupied***. Please respect the privacy of current occupants and limit any inspection to what can be ***safely observed from the road.*** Some occupants may be upset or angry and may meet contact with aggression or violence. ***Please use discretion and caution when researching this or other occupied properties.*** Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to ***adverse claims or encroachments by neighboring land owners*** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing ***prior to the sale***.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed.** Condominiums also ***include association fees*** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should ***carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding.***

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects ***only "real property."*** In general, real property includes the land and those things physically attached to it.***This sale includes only such real property.*** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such ***personal property is not included as part of this sale.*** It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed

fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property ***must*** be rehabilitated to meet local building codes ***prior to use or occupancy***. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

32: This building contains evidence of ***mold.*** Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered ***DANGEROUS.*** This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, where-is" without warranty based upon the assessed legal description.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found here. It is your responsibility to determine if this parcel is suitable for your desired use.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and ***should not base your valuation on the stated SEV***.

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please ***exercise caution*** if you choose to assess this property in person.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also ***include association fees*** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.

Reset Form

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

OFFICE USE ONLY

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.)	5. Purchase Price of Real Estate
☐ City ☐ Township ☐ Village	6. Seller's (Transferor) Name
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 found on the property tax bill and on the assessment notice.	8. Buyer's (Transferee) Name and Mailing Address
	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.

☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☐ No	☐ Yes ☐ No	

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☐ No	

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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, as described in MCL 211.27a, 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	Email 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(6): "Except as otherwise provided in subsection (7), 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, subject to subsection (9), all of the following must 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 one of the following, as applicable:

(i) For property owned and occupied as a principal residence, $200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.

(ii)For all other property, $4000.00