



**6119 Patterson Street  
Gladwin, MI 48624**

**Residential  
Real Estate Auction  
BIDDER  
INFORMATION  
PACKET**

**Brad Stoecker, MBA, CAI, AARE, AMM, CES, CMA**

**Auctioneer & Real Estate Broker**

**517-927-5028**

# Real Estate Auction

**\*\*\*ONLINE BIDDING ONLY\*\*\***

**6119 Patterson Street, Gladwin, MI 48624**



**Online Bidding Soft Closes:**

**Wednesday, February 7 @ 6:00 PM**

**Open House:**

**Sunday, February 4: 2 - 4 PM**

## **Features:**

- 550 Sq-Ft
- 1 Bedroom & 1 Bath
- Has Been Used as a Vacation Rental
- Nicely Updated
- Wood Deck
- Includes Appliances
- Gas Heat
- Spectrum Cable & Internet

**For Bidder Packet and Online Auction Details Please Contact Us:**

**[www.EpicAuctions.com](http://www.EpicAuctions.com)**

**Brad Stoecker (Auctioneer/Broker)**

**517-927-5028**

**[Info@EpicAuctions.com](mailto:Info@EpicAuctions.com)**



## **Real Estate Auction Terms**

**Bidding Soft Closes starting at 6 PM, Wednesday, February 7**

Commonly referred to as: **6119 Patterson Street, Gladwin, MI 48624**

### **General Terms**

- The selling price of this property shall be determined by competitive bidding via online only auction.
- It is the Bidder's responsibility to read and fully understand all Terms and Conditions and property information prior to bidding.
- This auction is to be conducted by Epic Auctions and Estate Sale, LLC, hereinafter referred to as Auctioneer or Auction Company, on behalf of the owner(s) of the property, hereinafter referred to as Seller.
- The terms Bidder and Buyer shall be defined as the individual or any company representing or represented by that individual, including any and all of its agents, employees, representatives, officers, owners, members, or directors.
- Auctioneer is not responsible for acts or representations of Seller.
- Auctioneer reserves the right to update the Terms and Conditions and any property information at any time. Those will be effective immediately upon posting and the Bidder will be bound by those updated Terms and Conditions.
- The act of bidding shall constitute Bidder's acceptance of these Terms and Conditions in whole and individually. If any individual Term or Condition is later found to be unenforceable, Bidder agrees that all remaining Terms and Conditions shall remain valid and in full effect.
- Epic Auctions and Estate Sale, LLC, is acting solely in the role of Seller's Agent and will not act as Agent of any potential Buyer and owes no fiduciary responsibility to anyone other than the Seller.
- Auction company staff and Seller's family members may bid on their own behalf with the intent to purchase and take possession of the property.
- Seller is a Trust, and any individual past or present member(s) of the Trust may bid on their own behalf (outside of the Trust) with the intent to purchase and take possession of the property personally.
- Auction company reserves the right to bid on behalf of the seller up to any reserve amount.
- Bidders are encouraged to attend an Open House to inspect the property to their full satisfaction. If the Bidder is not satisfied with the condition of the property or they have any reservations about the bidding process, they are encouraged to discuss this with the auctioneer prior to the auction until they are satisfied or refrain from bidding.
- Bidders are permitted to bring professional inspectors to the open houses.
- Any information provided in auction advertisements and bidder information packets was obtained from sources believed to be accurate but are subject to verification by any parties relying on such information. No liability for accuracy, errors, or omissions is assumed by Auction Company or Seller.
- Representation by a Buyer Agent is not required for bidders to participate in the auction process, but Agents are welcome to assist Buyers with the process in accordance with the registration document posted on the Epic website.

## Real Property Information

- Official square footage from the tax assessor's website is 550 sq-ft.
- Seller is willing to transfer access to the vacation rental listing on Evolve(dot)com to the new buyer for use as a vacation rental.
- All properties are sold subject to any existing matters of record, all easements, and local zoning regulations.
- This property is sold "as-is" with no expressed or implied warranty provided by either Auctioneer or Seller.
- Specific property information is available on the Epic Auctions and Estate Sales website. Please read the property information on the listing.
- Auction Company assumes no liability or responsibility for any defects or deficiencies of the property, either known or not known by Seller.
- Bidder is expected to read and understand all available information regarding the property and to perform their own due diligence to be fully informed about the property prior to bidding.

## Registration

- All bidders must provide their full legal name, mailing address, phone number, email address, and valid credit card information to register.
- All bidder identities will be verified to the satisfaction of the auction company. Any party that cannot be fully identified will have their bidder registration suspended and any bidding activity will be deleted.
- All bidders must be 18 years of age as of the date of bidder registration.
- Online bidder registration requires the submission of valid credit card information.
- Online bidder identities will be kept confidential except to Auction Company staff and Seller.
- Auction company reserves the right to request proof of funds for the Earnest Money Deposit.
- Auction Company reserves the right to waive any or all registration requirements.
- Auction Company reserves the right to decline any registration or ban any registered bidder at any time.

## Online Bidding

- Bidding will be conducted online via online only auction.
- Soft close means bidding will extend until no bids are submitted during any extended bidding period.
- Bidding will end when the countdown timer reaches 00:00 (zero).
- If after the lot has closed there is determined to have been an internet service interruption or online bidding software interruption in the final 2 hours of bidding, Auctioneer reserves the right at their sole discretion to re-open the lot for further bidding. Auction Company will contact the final bidder after the auction ends to confirm when the lot is considered sold.
- Neither the Auctioneer nor the Seller are responsible for failure of Auction Company computer systems, Bidder's computer system malfunctions, failure of Bidder to receive email notifications, vendor platform failures, internet connections, or any other event that prevents Bidder from bidding or Epic from receiving said bids.

## Buyers Premium

- There will be a **Fifteen Percent (15%)** Buyers Premium charged for this auction. This amount will be added to Bidder's final bid to determine the final sales price.
  - *As an example:* If the Bidder's final bid is \$100,000, the 15% buyer's premium will be added to this amount to arrive at the final sale price of \$115,000. This final sale price will be the final price on which all transfer taxes and title insurance policies will be based.
- If the winning bidder is properly represented by a Buyer's Agent, an additional 2% Buyer's Premium, based on the final high bid amount, will be added to the sales price. This will be paid to the Buyer's Agent pursuant to the requirements in the Broker Registration Form.

## Earnest Money/Down Payment/Deposit for Real Property

- **\$5,000** deposit in the form of a wire transfer or certified bank cashier check will be deposited with Auction Company within **24 hours** after the completion of the auction. Winning bidders that fail to timely submit the fully executed Purchase Agreement and Earnest Money Deposit will be considered in default.
- Earnest money is 100% non-refundable.
- Earnest money will be held by Auctioneer until closing.
- Remaining balance is to be paid in full within 30 calendar days after the auction at closing.

## **Contract Signing**

- The high bidder, at the conclusion of the auction event, will receive a phone call confirming their final bid.
- The high bidder must meet with Auctioneer within 24 hours of the end of the auction to complete and sign the Purchase Agreement and deliver their earnest money deposit. Signing may be done electronically.

## **Buyer Financing**

- Terms are **Cash or Conventional Financing Only (No FHA, MSHDA, VA, etc).**
- There are **no** contingencies for financing, appraisals, repairs, or inspections or any other requirements that may be required by the Buyer's mortgage company.
- Bidder is expected to have any needed pre-approvals in place for a mortgage, if necessary, prior to bidding.
- Proof of adequate funds for Earnest Money Deposit may be required at Auctioneer's discretion.

## **Closing**

- All closing costs will be paid by the Buyer including title insurance, recording fees, title fees, and transfer taxes.
- Seller will execute a warranty deed conveying the property to Buyer at closing.
- Closing will be handled by Transnation Title Agency from their Houghton Lake office. There will be no split closings. Closings can be handled remotely as needed.
- Seller intends to perform an IRC Section 1031 tax-deferred exchange. Buyer agrees to cooperate with the exchange and Seller agrees to hold Buyer harmless from all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller. Seller will be responsible for all costs associated with the 1031 Exchange.
- **Buyer must close within 30 calendar days from the close of the auction.**
- Seller will have up to 90 days from the date of official notice from the title company to clear any title defects that may be discovered prior to closing.
- Taxes will be prorated to the date of closing.
- Any closing that is delayed beyond 45 days without the written authorization of Seller and Auction Company due to any actions or inactions of Buyer or anyone working on behalf of Buyer, including lenders, inspectors, appraisers, etc., will cause Buyer to be in breach of contract. Buyer will forfeit all earnest money deposits and will be held responsible for any costs incurred by either Auction Company or Seller from the resale of the property.

## **Disputes**

- In the event of any dispute regarding the auction and subsequent transfer of this property, all legal claims will be properly filed in **Eaton County**, in the State of Michigan.

The information contained in this document is subject to verification by all parties relying on it. Though every effort has been made to gather accurate and correct information, neither the Seller nor Epic Auctions & Estate Sales assumes any liability for its accuracy, and/or any errors or omissions. Conduct of the auction and increments of bidding are solely at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to prevent any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

Sale shall include 100% of the mineral, oil, water, and gas rights that may be owned by the Seller.

Neither Epic Auctions & Estate Sales nor the Seller will discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity.

Epic Auctions & Estate Sales is acting only as the Seller's Agent regarding the sale of this property.



## EPIC AUCTIONS and ESTATE SALES, LLC SALES OFFER

Dated: \_\_\_\_\_

1. BUYERS, \_\_\_\_\_ hereinafter called "BUYER", whose address is \_\_\_\_\_ offers to buy from **3B Brookfield Realty Trust (Brian Tessier, Trustee)** hereinafter called "SELLER", the following real property located in the City/Town/Village of **Roscommon**, County of **Roscommon**, State of Michigan, legally described as:

**Lot 54, SUPERVISOR'S PLAT OF PATTERSON'S SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 5 of Plats, page 22, Gladwin County Records.**

More Commonly Known As: **6119 Patterson Street, Gladwin, MI 48624** Parcel #: **26-070-180-000-054-00.**

This property is sold subject to any and all existing building and use restrictions, zoning ordinances and easements, if any. The property includes all buildings: GAS, OIL AND MINERAL RIGHTS WHICH MAY BE OWNED BY SELLER, all attached fixtures.

EXCEPTIONS OR ADDITIONS: **None.**

2. The sales price will be: \$ \_\_\_\_\_

3. METHOD OF PAYMENT: **ALL CLOSING FUNDS MUST BE PAID IN THE FORM OF A WIRE TRANSFER OR CASHIERS CHECK.**

4. FINANCING: This purchase is not contingent upon Purchaser obtaining financing. There are no Buyer's Contingencies. Earnest money deposit is 100% non-refundable unless title is not transferable.

5. PRORATED ITEMS: Interest, rents, association fees, insurance if assigned, will be current and prorated to the date of Closing.

6. SPECIAL ASSESSMENTS and TAXES:

- a. SPECIAL ASSESSMENTS which are or become a lien on the property on or before date of Closing of this Agreement will be paid by the SELLER.
- b. TAXES will be treated as if they cover the calendar year in which they become a lien. TAXES which become a lien in years prior to the year of Closing will be paid by SELLER without proration. TAXES which become a lien in year of Closing will be prorated so that SELLER will pay taxes from the first of the year to closing date and BUYER will pay taxes for balance of year, including day of Closing. If any bill for taxes is not issued as of the date of closing, the then current S.E.V. and tax rate and any administrative fee will be substituted and prorated.

7. CLOSING

- a. BUYER WILL PAY FOR all closing costs including all transfer taxes, title insurance, recording fees, etc.
- b. SELLER WILL PAY any outstanding assessments or taxes owed up to the date of closing.
- c. Closing will be handled by Transnation Title. Closings can be handled remotely.
- d. Seller intends to perform an IRC Section 1031 tax-deferred exchange. Buyer agrees to cooperate with the exchange and Seller agrees to hold Buyer harmless from all claims, costs, liabilities, or delays in time resulting from such an exchange. Buyer agrees to an assignment of this contract to a qualified intermediary by the seller. Seller will be responsible for all costs associated with the 1031 Exchange.

Buyer Initials \_\_\_\_\_

8. TITLE. If defects exist, SELLER will have 90 days after receiving written notice to remedy the defects. After 90 days, SELLER will refund the deposit in full termination of the contract if unable to remedy the defects.
9. BUYER AND SELLER ACKNOWLEDGE THAT EPIC AUCTIONS & ESTATE SALES, LLC IS ONLY ACTING AS THE SELLER'S AGENT.
10. SALE must be closed within 45 days. Seller reserves the right to extend the date of closing.
11. OCCUPANCY. The SELLER will deliver, and the BUYER will accept possession of the property at Closing. If the SELLER occupies the property, it will be vacated no later than the date of Closing.
12. AUCTION TERMS: BUYER ACKNOWLEDGES THAT THEY ARE BOUND BY THE AUCTION TERMS AND CONDITIONS THAT WERE PROVIDED AND AGREED TO PRIOR TO REGISTERING TO BID. BUYER HAS PERSONALLY EXAMINED THIS PROPERTY AND AGREES TO ACCEPT IT "AS IS" AND IN ITS PRESENT CONDITION WITH ANY DEFECTS NOTED OR NOT NOTED AND AGREES THAT THERE ARE NO ADDITIONAL WRITTEN OR ORAL UNDERSTANDINGS EXCEPT AS SPECIFIED HEREIN.
13. SELLER'S DISCLOSURE. BUYER acknowledges that a SELLER'S Disclosure Statement has not been provided and that the seller is a non-occupant fiduciary and is not required to provide a disclosure statement under Michigan law.
14. BUYER DEPOSIT: **\$5,000** showing BUYER'S good faith will be deposited with the Auctioneer Company and will apply at closing as part of the purchase price. If title is not marketable or insurable, this deposit is to be refunded. In the event of default by BUYER, all deposits made may be forfeited as liquidated damages at SELLER's election; or SELLER may retain such deposits as part of payment of the purchase price and pursue his/her legal or equitable remedies against BUYER. If there is default by either party and the deposit is forfeited, the deposit will be transferred to the escrow agent's trust account for distribution.
15. BUYER AND SELLER agree that any dispute related to this contract shall be submitted to mediation. This mediation shall be according to the National Association of Realtors (NAR) rules and procedures of the Homesellers/Homebuyers Dispute Resolution System. If the parties cannot reach a binding agreement in mediation, they have the right to use other legal remedies.
16. BUYER will not assign this Agreement without written consent of SELLER.
17. Make Deed to \_\_\_\_\_ (This can be adjusted prior to closing.)

Buyer Initials \_\_\_\_\_

\*\*\*\*\*

The Buyer has read, fully understands, and approves the foregoing offer.

Dated: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

\*\*\*\*\*

Seller acknowledges receipt of Buyer's written offer and accepts it as presented.

Dated: \_\_\_\_\_

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

\*\*\*\*\*

Epic Auctions and Estate Sales, LLC acknowledges receipt of Buyer's earnest money deposit in the amount of **\$5,000** in accordance with the terms provided herein.

Dated: \_\_\_\_\_

Auctioneer: \_\_\_\_\_  
Bradley A. Stoecker, Owner/Auctioneer/Broker

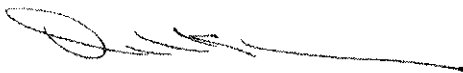
Buyer Initials \_\_\_\_\_



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:  
Issuing Agent: Transnation Title Agency of Michigan Northern Division  
Issuing Office: 3233 W. Houghton Lake Dr., Houghton Lake, MI 48629  
Issuing Office's ALTA Registry ID: 1111491  
Commitment Number: 53419THL  
Issuing Office File Number: 53419THL  
Property Address: 6119 Patterson St, Gladwin, MI 48624  
Revision Number: Revision 1

## SCHEDULE A COMMITMENT

1. Commitment Date: December 19, 2023 at 8:00 am
  
2. Policy to be issued:  
    2021 ALTA Owner's Policy  
    Proposed Insured: See Requirement No. 5  
    Proposed Amount of Insurance: See Requirement No. 5  
    The estate or interest to be insured: Fee Simple
  
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
  
4. The Title is, at the Commitment Date, vested in:  
    Brian Tessier, Trustee of the 3B Brookfield Realty Trust dated 12-19-2012
  
5. The Land is described as follows:  
    Located in the Township of Clement, County of Gladwin, State of Michigan,  
  
    Lot 54, SUPERVISOR'S PLAT OF PATTERSON'S SUBDIVISION, according to the recorded plat thereof,  
    as recorded in Liber 5 of Plats, page 22, Gladwin County Records.



Debra Lauermann



*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.*

**SCHEDULE B I  
COMMITMENT**

**REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Until the Company is supplied the identity and amount for the Proposed Insured, for the purposes of this commitment the Proposed Insured will be Brian Tessier, Trustee of the 3B Brookfield Realty Trust dated 12-19-2012 or its assignee or nominee and the proposed Policy Amount is limited to \$10,000.00. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid. An Owner's policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved. This commitment may be subject to such further requirements as may be deemed necessary.
6. SUBMIT for approval and RECORD proper Certificate of Trust Existence and authority in compliance with Act No. 386, Public Acts of 1998, MCLA 700.7913 et seq. as may be amended, referred to as 3B Brookfield Realty Trust dated 12-19-2012.
7. Warranty Deed from recited owner to proposed purchaser.

NOTE: Attention is directed to Section 261 of Public Act 591 of 1996, being the Land Division Act, which states in part "No Person shall sell any lot in a recorded plat of any parcel of unplatted land in an unincorporated area if it abuts a street or road which has not been accepted as public unless the seller first informs the purchaser in writing on a separate instrument to be attached to the instrument conveying any interest in such lot or parcel of land of the fact that the street or road is private and is not required to be maintained by the board of county road commissioners".

8. Proof of payment of the 2023 Summer taxes in the amount of \$33.76 plus additional penalty and interest, if any. NOTE: Please contact the Treasurer to verify all payoff amounts.
9. Payment of the following due taxes:

2023 Summer tax base amount of \$32.15.  
 2023 Winter taxes are DUE in the amount of \$264.13.  
 2023 State Equalized Value \$9,600.00.  
 2023 Taxable Value \$3,096.00.  
 Property located in West Branch Rose City Area Public School District.  
 Principal Residence Status for 2023 is 0%.  
 Permanent Property No. 26-070-180-000-054-00.

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NOTE: The policy to be issued does not insure against unpaid water, sewer, electric or gas charges, if any, that have not been levied as taxes against these lands. (Meter readings should be obtained and adjusted between appropriate parties.)

NOTE: Please contact Transnation Title Agency of Michigan for any update or revision request.

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**SCHEDULE B II  
COMMITMENT**

**EXCEPTIONS FROM COVERAGE**

Policy Number: 53419THL

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -Requirements are met.
2. Rights and Claims of parties in possession.
3. Facts which would be disclosed by a comprehensive survey and inspection of the premises.
4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
5. Construction liens not of record.
6. Any and all oil, gas, mineral, mining rights and/or reservations thereof.
7. Taxes or special assessments which are not shown as existing liens by The Public Records.
8. Taxes and assessments which become due and payable or which become a lien against the property subsequent to the interest insured and deferred and/or installment payments of said taxes and assessments. The Company assumes no liability for tax increases occasioned by uncapping and adjustment of the taxable value, retroactive revaluation, changes in the land usage or loss of any principal residence exemption status for the insured premises.
9. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes.
10. Outstanding oil, gas and mineral rights whether recorded or unrecorded.
11. Easement granted to Consumers Energy Company recorded in Liber 151, Page 257 and Liber 193, page 125. Consumers
12. Rights of tenants now in possession of the land under unrecorded leases or otherwise.

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**Parcel: 070-180-000-054-00 Data Current As Of: 01/05/2024**

**Property Address**

6119 PATTERSON ST  
GLADWIN, MI 48624

**Owner and Taxpayer Information**

**Owner** 3B BROOKFIELD REALTY TRUST **Taxpayer** SEE OWNER INFORMATION  
 BRIAN TESSLER, TRUSTEE  
 407 LAKE ST  
 ROSCOMMON, MI 48653

**Legal Description**

20 1E SUPVS PLAT OF PATTERSONS SUB LOT 54

**Other Information**

**General Information for 2023 Summer Taxes**

<b>School District</b>	65045	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$3,096	<b>S.E.V.</b>	\$9,600
<b>Property Class</b>	401 -	<b>Assessed Value</b>	\$9,600
<b>Tax Bill Number</b>	<i>No Data to Display</i>	<b>Last Receipt Number</b>	<i>No Data to Display</i>
<b>Last Payment Date</b>	<i>No Data to Display</i>	<b>Number of Payments</b>	0
<b>Base Tax</b>	\$32.15	<b>Base Paid</b>	\$0.00
<b>Admin Fees</b>	\$0.32	<b>Admin Fees Paid</b>	\$0.00
<b>Interest Fees</b>	\$1.61	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$34.08	<b>Total Paid</b>	\$0.00
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

**Tax Bill Breakdown for 2023 Summer**

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY OPERATING	4.386600	\$13.58	\$0.00
SET	6.000000	\$18.57	\$0.00
Admin Fees		\$0.32	\$0.00
Interest Fees		\$1.61	\$0.00
	<b>10.386600</b>	<b>\$34.08</b>	<b>\$0.00</b>

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

**Parcel: 070-180-000-054-00 Data Current As Of: 01/05/2024**

**Property Address**

6119 PATTERSON ST  
GLADWIN, MI 48624

**Owner and Taxpayer Information**

**Owner** 3B BROOKFIELD REALTY TRUST **Taxpayer** SEE OWNER INFORMATION  
 BRIAN TESSLER, TRUSTEE  
 407 LAKE ST  
 ROSCOMMON, MI 48653

**Legal Description**

20 1E SUPVS PLAT OF PATTERSONS SUB LOT 54

**Other Information**

**General Information for 2023 Winter Taxes**

<b>School District</b>	65045	<b>PRE/MBT</b>	0.0000%
<b>Taxable Value</b>	\$3,096	<b>S.E.V.</b>	\$9,600
<b>Property Class</b>	401 -	<b>Assessed Value</b>	\$9,600
<b>Tax Bill Number</b>	01351	<b>Last Receipt Number</b>	<i>No Data to Display</i>
<b>Last Payment Date</b>	<i>No Data to Display</i>	<b>Number of Payments</b>	0
<b>Base Tax</b>	\$263.00	<b>Base Paid</b>	\$0.00
<b>Admin Fees</b>	\$1.13	<b>Admin Fees Paid</b>	\$0.00
<b>Interest Fees</b>	\$0.00	<b>Interest Fees Paid</b>	\$0.00
<b>Total Tax &amp; Fees</b>	\$264.13	<b>Total Paid</b>	\$0.00
<b>Renaissance Zone</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>Not Available</i>

**Tax Bill Breakdown for 2023 Winter**

Taxing Authority	Millage Rate	Amount	Amount Paid
CONS DISTRICT	0.149300	\$0.46	\$0.00
E-911	1.000000	\$3.09	\$0.00
MSUE & 4-H	0.109500	\$0.33	\$0.00
ANIMAL SHELTER	0.200000	\$0.61	\$0.00
ROADS & BRIDGES	1.991600	\$6.16	\$0.00
SENIOR SERVICES	0.746800	\$2.31	\$0.00
DIAL-A-RIDE	0.497900	\$1.54	\$0.00
EMS	1.000000	\$3.09	\$0.00
PUBLIC SAFETY	1.500000	\$4.64	\$0.00
DISTRICT LIBRARY	0.494400	\$1.53	\$0.00
GYPSY MOTH	0.750000	\$2.32	\$0.00
CLEMENT TWP OP	0.589300	\$1.82	\$0.00
CLEMENT EMS/FIRE	0.984500	\$3.04	\$0.00
CLEMENT FIRE/EMS	0.998800	\$3.09	\$0.00
CLEMENT ROADS	1.969000	\$6.09	\$0.00
WEST BR SCH OPER	17.953200	\$55.58	\$0.00
	<b>36.523900</b>	<b>\$264.13</b>	<b>\$0.00</b>

Taxing Authority	Millage Rate	Amount	Amount Paid
WEST BR SCH DEBT	1.670000	\$5.17	\$0.00
WEST BR SCH SNK	0.669500	\$2.07	\$0.00
KIRTLAND COLL	2.209900	\$6.84	\$0.00
C.O.O.R. ISD	1.040200	\$3.22	\$0.00
070 GARBAGE	0.000000	\$150.00	\$0.00
Admin Fees		\$1.13	\$0.00
Interest Fees		\$0.00	\$0.00
	<b>36.523900</b>	<b>\$264.13</b>	<b>\$0.00</b>

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