

# CITY of NOVI CITY COUNCIL

**Agenda Item M  
July 20, 2009**

**SUBJECT:** Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 22-14-451-003, located west of Meadowbrook Road and immediately south of the I-96 Freeway, adjacent to the City's Department of Public Services complex, for the not-to-exceed amount of \$1,607.46 plus additional statutory costs and fees to be assessed by the County in connection with the foreclosure proceedings.

**SUBMITTING DEPARTMENT:** City Manager

**CITY MANAGER APPROVAL:** 

**BACKGROUND INFORMATION:**

Oakland County has submitted a list of properties in the City of Novi that were foreclosed under Act 23 of 1999 for failure to pay taxes. The Oakland Circuit Court has issued an order of foreclosure as to each, and the redemption period has expired as of March 31, 2009. The County now owns these properties.

Under MCL 211.78(M)(1), the state is given a right of first refusal, and if it does not exercise that right the City gets the next "option" to purchase the property for a "public purpose." Attached is the correspondence from the County explaining that process, as well as a copy of the relevant statute. The state has not exercised its rights as to any of the Novi parcels.

The City has sent Oakland County correspondence indicating an interest in purchasing one of the properties, located along the I-96 freeway west of Meadowbrook Road, immediately adjacent to the City's public services complex. An aerial photograph is attached showing the property. It is Parcel No. 22-14-451-003; the current assessed value is \$1,700, and the property taxes from 2005-2008 add up to \$1,607.46. As a final "purchase price," the County will add to that its administrative costs in processing the foreclosure. We are not sure what those will be, but they are unlikely to be extensive.

The staff's suggestion is to purchase this property because of its adjacency to the City property, and to prevent future contention over potential uses.

**RECOMMENDED ACTION:** Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 22-14-451-003, located west of Meadowbrook Road and immediately south of the I-96 Freeway, adjacent to the City's Department of Public Services complex.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

# Foreclosed Properties 2 of 3 July 2009



Map Author: Mark Spencer  
 Date: 7/13/09  
 Project: foreclosed property 2009 b  
 Version #: 1.0

Amended By: Place Name Here  
 Date: Enter Date  
 Department: Place here

**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

 **foreclosed properties**

Centerline No Aerial

-  Major Streets
-  Minor Streets
-  Railroad
-  Sections
-  Tax Parcels
-  Watercourses
-  Lakes



**City of Novi**  
 Planning Division  
 Community Development  
 Department  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org



1 inch = 250 feet





ANDY MEISNER  
COUNTY TREASURER

# OAKLAND COUNTY TREASURER

CITY OF NOVI, TELEGRAPH RD., DEPT. 479  
CITY CLERK'S OFFICE  
PONTIAC, MI 48341-0479

2009 JUL 10 P 4: 04

July 08, 2009

JAMES VANLEUVEN  
CHIEF DEPUTY TREASURER

RECEIVED

JUL 10 2009

TREASURER  
CITY OF NOVI

CITY OF NOVI  
CLERK-MARYANNE CORNELIUS  
45175 WEST TEN MILE RD  
NOVI MI 48375-3024

Dear MARYANNE CORNELIUS,

Attached is the list of Oakland County Properties for your governmental entity that were foreclosed under ACT 123 of 1999 as amended. The Circuit Court Hearing was held on February 11, 2009. The redemption period expired at the close of business, March 31, 2009.

This list is submitted in accordance with ACT 123, Section 211.78M (1). The list is offered to you as your government has the right of second refusal. The list is sorted by the Parcel Identification Number, listing the parcel address, the State Equalized Value, the delinquent tax year(s) owed, and the amount due as of the end of the redemption period per the court's judgment. Additional fees, interests and cost may yet be added.

If you wish to purchase any of the properties so listed at the Minimum Bid Price, please submit a written list to the Oakland County Treasurer's Office with the parcel numbers. We will attempt to respond to your requests as soon as possible after the State's right of refusal has expired, July 15, 2009, quoting the price for each parcel you listed. We will need a copy of your council or board's resolution approving the purchase of the properties. The price you pay will be less your portion of the owed taxes. Have the council or board resolve to purchase for a price of "not more than \$ \_\_\_\_\_". Use a figure rounded up from the price listed. Once we return the "Request to Purchase" agreement to you, the time would be too short for a resolution.

In order that we have time to allow the County an opportunity to peruse the list and to take action, we will need your response by the close of business Thursday, July 16, 2009. If a response is not received from you by the above due date, we will presume this to be a total refusal of all properties and continue with the rights to purchase or refuse as stipulated by law.

Sincerely,

  
Cassie L. Patterson  
Chief-Tax Administration  
(248) 858-0615

ENC.  
CLP/lr

OFFICE (248) 858-0623 FAX (248) 858-1810

DTXR9175

OAKLAND COUNTY TREASURER'S OFFICE  
 FORECLOSED PARCELS FOR LAND SALE  
 Municipality Report for July, 2009

DATE: 07/08/2009

PAGE: 53 of 177

Cvt: 50 City of Novi

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Rees	Amount Due
22-02-200-043	T1N, R8E, SEC 2 PART OF NE 1/4 BEG AT PT DIST S 88-44-36 E 263.19 FT & S 89-00-02 E 60 FT & S 00-54-00 W 499.72 FT & S 12-09-00 W 342.78 FT FROM N 1/4 COR, TH S 72-14-55 E 157.45 FT, TH S 32-34-17 W 135.50 FT, TH N 66-36-00 W 135.09 FT, TH N 23-24-00 E 118.27 FT TO BEG 0.42 A 9-17-99 FR 037	\$57,050	2005	\$1,739.43	\$1,484.96	\$3,224.39
			2006	\$1,798.79	\$1,196.50	\$2,995.29
			2007	\$1,866.90	\$760.74	\$2,627.64
			2008	\$1,913.37	\$172.20	\$2,085.57
			<b>Total:</b>			\$10,932.89
22-14-451-003	T1N, R8E, SEC 14 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 1310 FT & S 89-17-30 W 1333.11 FT FROM E 1/4 COR, TH N 89-17-30 E TO SLY R/W LINE OF US-16 HWY, TH NWLY ALG SD R/W LINE TO N & S 1/8 LINE, TH SLY ALG 1/8 LINE TO BEG 0.41 A MN249A-2	\$1,700	2005	\$82.13	\$458.86	\$540.99
			2006	\$84.14	\$564.92	\$649.06
			2007	\$86.01	\$235.37	\$321.38
			2008	\$88.10	\$7.93	\$96.03
			<b>Total:</b>			\$1,607.46
22-15-476-015	43455 FONDA ST NOVI MI 48375-1103 T1N, R8E, SEC 15 CHERRY GROVE SUB LOT 12	\$17,400	2004	\$2,058.36	\$2,005.23	\$4,063.59
			2005	\$902.65	\$941.80	\$1,844.45
			2006	\$924.69	\$776.90	\$1,701.59
			2007	\$918.75	\$481.03	\$1,399.78
			2008	\$924.03	\$83.16	\$1,007.19
	<b>Total:</b>			\$10,016.60		
22-15-476-016	43443 FONDA ST NOVI MI 48375-1103 T1N, R8E, SEC 15 CHERRY GROVE SUB LOT 13	\$17,850	2004	\$1,373.03	\$1,434.10	\$2,807.13
			2005	\$2,310.46	\$1,819.46	\$4,129.92
			2006	\$2,366.99	\$1,350.80	\$3,717.79
			2007	\$942.51	\$488.04	\$1,430.55
			2008	\$947.94	\$85.31	\$1,033.25
	<b>Total:</b>			\$13,118.64		



Continued on Page 6534

Continued on Page 6284

Map created on 03/11/09

6404  
SHEET #  
22-14  
TWP-SEC

Geographic Township of:  
**Novi**

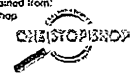


Legend		Line Types	
	Lakes		Lot Line
	Parks		Tax Parcel Line
	Swamps/Marshes		Subdivision Line
	Sec Corner		
	Sec Line		

The information contained hereon has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

**Oakland County**  
Michigan  
L. Brooks Patterson  
Oakland County Executive

Additional copies can be obtained from:  
Oakland County One Stop Shop  
1209 N. Telegraph Rd. 2169  
Pontiac, Michigan 48341  
www.oakgov.com/oss  
(248) 858-0720





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### Delinquent Tax Statement



**PATRICK M DOHANY**  
**OAKLAND COUNTY TREASURER**

1200 NORTH TELEGRAPH ROAD, PONTIAC, MICHIGAN 48341

#### Statement

Parcel ID No: 50 22- 14- 451-003      Statement No: 35005  
 Taxpayer: LINDA K HANLEY      Date: April 1, 2009  
 Property Address:

**Property Description:**  
 T1N, R8E, SEC 14 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 1310 FT & S 89-17-30 W 1333.11 FT FROM E 1/4 COR, TH N 89-17-30 E TO SLY R/W LINE OF US-16 HWY, TH NWLY ALG SD R/W LINE TO N & S 1/8 LINE, TH SLY ALG 1/8 LINE TO BEG 0.41 A MN249A-2

Taxable Value: \$1,630.00

#### Tax Payments:

Year	Due Tax	Due I&F	Due Total	Sale No.	Status
1993	\$0.00	\$0.00	\$0.00		Paid
1994	\$0.00	\$0.00	\$0.00		Paid
1996	\$0.00	\$0.00	\$0.00		Paid
1997	\$0.00	\$0.00	\$0.00		Paid
1998	\$0.00	\$0.00	\$0.00		Paid
2000	\$0.00	\$0.00	\$0.00		Paid
2001	\$0.00	\$0.00	\$0.00		Paid
2002	\$0.00	\$0.00	\$0.00		Paid
2003	\$0.00	\$0.00	\$0.00		Paid
2004	\$0.00	\$0.00	\$0.00		Paid
2005	\$82.13	(\$82.13)	\$0.00		Parcel foreclosed by Circuit Court Judgement-PA123
2006	\$84.14	(\$84.14)	\$0.00		Parcel foreclosed by Circuit Court Judgement-PA123
2007	\$86.01	(\$86.01)	\$0.00		Parcel foreclosed for a different year-will be part of bid price -PA123
2008	>>>>>>>>> Due Amounts Unknown				Delinquent - subject to settlement; negative amts indicate paymrs received
<b>Total</b>			<b>\$0.00</b>		

**Statement Total**      **\$0.00**

Note: 'Due I&F' stands for 'Due Interest & Fees'. Call (248) 858-0612 for any questions on this statement.

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Parcel Number:  
50-22-14-451-003

OWNERS ADDRESS:  
HANLEY, LINDA K

6569 CHESTNUT CIRCLE  
NAPLES, FL 34109

PROPERTY ADDRESS:

DATE PRINTED: 04/01/2009

2008 LEGAL DESCRIPTION:

T1N, R8E, SEC 14 PART OF E 1/2 OF SE 1/4 BEG AT PT DIST S 1310 FT & S  
89-17-30 W 1333.11 FT FROM E 1/4 COR, TH N 89-17-30 E TO SLY R/W LINE OF  
US-16 HWY, TH NWLY ALG SD R/W LINE TO N & S 1/8 LINE, TH SLY ALG 1/8 LINE  
TO BEG 0.41 AMN249A-2