

## Property At A Glance

Auction Date: **2/11/2010**



Property Address:  
**414 Cass St., Niles, MI**

County: Berrien County  
Township: City of Niles  
Zoning: LDR – Low Density Residential

PP#: **72-3110-0041-00-9** SEV: \$34,600.00 (2009) Taxable Value: \$17,450.00 (2009)  
Summer Taxes: **\$520.96** (2009) Winter Taxes: **\$79.62** (2009)

Basic Property Attributes: Residential School District: Niles

Special Features: **Three bedroom two story home in a tree-lined neighborhood with front porch, one stall garage, natural gas, city water and sewer. This home is in need of substantial renovation, but could be a good opportunity for someone who wants to build some sweat equity.**

**Open for Viewing: Thursday, February 11, 2 – 4 pm**

\*\* For additional questions on the property please contact Jim Vanderveen by phone at 616-262-4354 or by email [jvanderveen@1800lastbid.com](mailto:jvanderveen@1800lastbid.com).

Additional Photos:



More information can be found at [www.1800lastbid.com](http://www.1800lastbid.com) including a Preliminary Title Commitment, Buy/Sell Agreement, Directions to Location, and more.

Auctioneers Note: All Information was derived from sources believed to be correct, but it is not guaranteed. Buyers should rely solely on their own investigation of the property and records prior to bidding on the property.  
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