

# TOOLS FOR PROPERTY SEARCHES

## PROPERTY SEARCH RESOURCES

### Loveland Technologies

[www.makeloveland.com](http://www.makeloveland.com)

A good starting point, especially for figuring out an address. Loveland lets you search by address and displays Detroit's parcel map. For each parcel you can view taxpayer name, tax status, dimensions, and recent survey information.

### Motor City Mapping

[www.motorcitymapping.org](http://www.motorcitymapping.org)

Similar to Loveland, but also has additional details and summaries of recent parcel survey data. Also allows you to explore the city by different categories and submit comments on particular lots.

### Wayne County Online Tax System

[www.waynecounty.com/pta](http://www.waynecounty.com/pta)

Wayne County's system is the easiest way to find the taxpayer name and tax status of property when you already know the address. It is also more up to date on information than Loveland and Motor City Mapping.

### Wayne County Register of Deeds

[www.waynecounty.com/deeds.htm](http://www.waynecounty.com/deeds.htm)

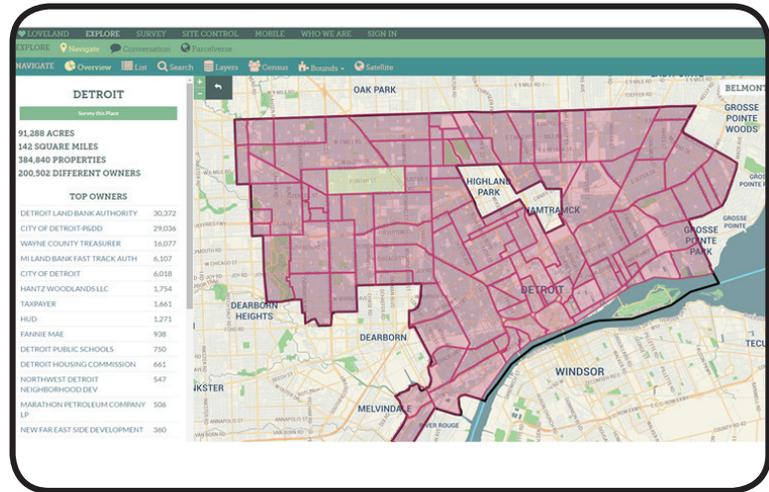
400 Monroe Avenue #700, Detroit, MI 48226  
(313) 224-5854

The best way to determine ownership of a property is to check the last recorded deed. At the Register of Deeds office you can search for an owner by person's name or business's name or address. Online, you can also search, but only by name. Always call to check the latest cost of running a search and printing copies.

### State of Michigan Business Entity Search

[www.dleg.state.mi.us/bcs\\_corp/sr\\_corp.asp](http://www.dleg.state.mi.us/bcs_corp/sr_corp.asp)

If your property research turns up a business or organization name as the taxpayer or owner, you can search that name through the State's system. The search will provide you with Articles of Incorporation, any annual reports filed with the state, and a resident agent and office address.



[www.makeloveland.com](http://www.makeloveland.com)

## INFORMATION FOR ACQUIRING VACANT LAND FROM PUBLIC OWNERS

### Detroit Land Bank Authority (DLBA)

<http://www.buildingdetroit.org/>

500 Griswold, Suite 1200, Detroit, MI 48226

1-844-BUY-DLBA

The DLBA owns a significant amount of vacant land in the city and is acquiring more. Currently, they are only selling vacant lots through their Side Lot and Community Partnership Programs. Visit their website or offices for more information.

### Wayne County Treasurer

[www.waynecounty.com/treasurer](http://www.waynecounty.com/treasurer)

400 Monroe, 5th Floor, Detroit, Michigan 48226

313-224-5990

Each fall, Wayne County auctions off tax foreclosed property. Auction details are posted on their website in late summer and are available by phone and in their office.

### City of Detroit - Planning & Development Department (PDD)

[www.detroitmi.gov](http://www.detroitmi.gov)

2 Woodward - Suite 808 Detroit, MI 48226

(313) 224-1339

Currently, the city is not selling any property nor is there a 2016 garden permit. Contact P&DD if you have questions about property they own.



This Resource Guide is prepared by Keep Growing Detroit for participants in the Garden Resource Program. For more information please call 313-757-2635, email [keepgrowingdetroit@gmail.com](mailto:keepgrowingdetroit@gmail.com), or visit <http://detroitagriculture.net>.

# PROPERTY ASSESSMENT

## RISKS: LOCATION, OWNERSHIP, & ZONING

It is important to think about the different risks when farming or gardening on vacant property. This section covers some of the questions you should consider around location, ownership, and zoning.

### LOCATION

*Where is it?*

Selecting a site you can easily access is important. Additionally, it is often easier to lease or purchase land adjacent to property you already own.

*What is around it?*

Gardening on lots surrounded by or next to land owned by the one owner increases risk, because they may already have plans for all of the land and already assembled land is more attractive to developers. Gardening on land next to another person's home or business can be risky because expansion of a home or business would threaten your garden.

*What is happening in the area?*

Starting a garden in a neighborhood with a lot of redevelopment or new development happening can be risky because the land your garden is on would be very attractive to developers and investors. If you do not own the land, the owner would be more inclined to sell at a higher price to someone wanting to build.

### OWNERSHIP

*Who owns it?*

Figuring out the current owner of a lot is important. There are different risks associated with each possible owner, but knowing the owner is the first step in getting permission to use the lot as a garden. Non-government (private) owners are often the most difficult to track down.

*Can you get permission to garden?*

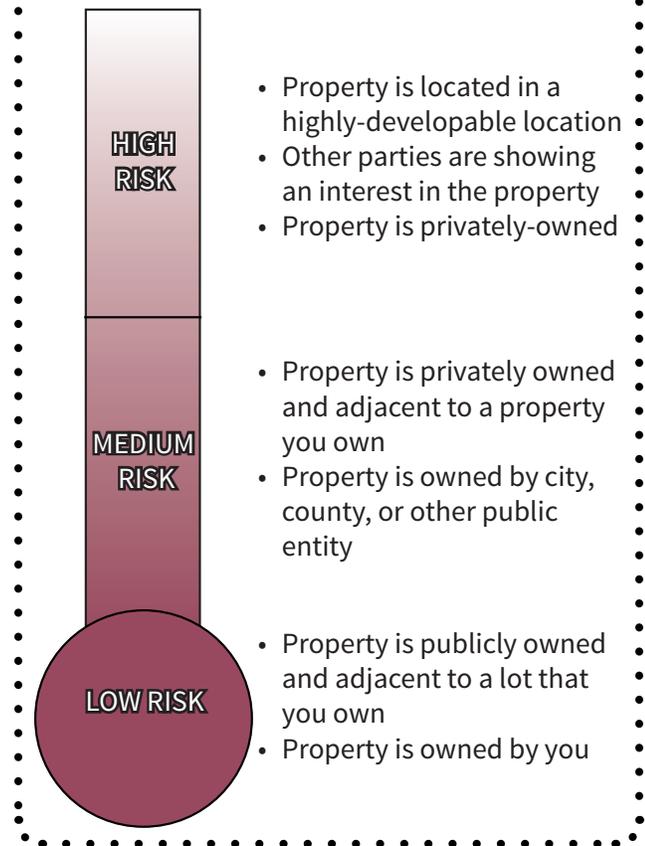
For privately owned property, ask the owner! For City of Detroit owned property, Detroit Land Bank owned property, or other government owned property, see "Tools for Property Searches" for more details.

### ZONING

*What is it zoned?*

A lot's zoning determines what can and cannot be done on the property. Be sure to consider how the property's zoning could impact its desirability to other parties, especially in relation to what is currently happening in the area. A variety of agriculture uses are covered in Detroit's zoning ordinance. For more information see the "Land Use and Zoning Basics" handout.

## RISK THERMOMETER



## RECOMMENDATIONS

- **KEEP RECORDS:** It is important to keep track of receipts, photos, and documents pertaining to using, leasing, or buying the land. The more proof you have of maintaining and caring for the lot, the better case you can present when trying to purchase it from a government entity, and, to some extent, a private individual.
- **GET PERMISSION:** The best way to protect your garden is to have written permission from the owner to use the land. This can be as simple as a signed agreement between yourself and the owner.

