



Nan Kottke, Marathon County Clerk

Marathon County Courthouse
500 Forest Street
Wausau, WI 54403
715.261.1500 (Telephone)
715.261.1515 (Fax)
Nan.Kottke@co.marathon.wi.us



SALE: 2013 - #0007

CITY OF MARSHFIELD

SET VALUE - \$ 3,500

APPRAISAL REPORT

OF



MANNVILLE LANE
MARSHFIELD, WI

PREPARED FOR

NO AMC
MARATHON COUNTY
WAUSAU
WI,

AS OF

7/6/2013

PREPARED BY

meyer appraisal service
4503 augustine ave
weston, wi 54476

MEYER APPRAISAL SERVICE
SUMMARY OF SALIENT FEATURES

File No. marathon co
Case No.

SUBJECT INFORMATION

Subject Address MANNVILLE LANE
Legal Description SEE ADDENDUM
City MARSHFIELD
County _____
State WI
Zip Code _____
Census Tract 20
Map Reference 7

SALES PRICE

Sale Price \$ _____
Date of Sale _____

CLIENT

Borrower _____
Lender/Client MARATHON COUNTY

DESCRIPTION OF IMPROVEMENT

Size (Square Feet) _____
Price per Square Foot \$ _____
Location RURAL
Age _____
Condition _____
Total Rooms _____
Bedrooms _____
Baths _____

APPRAISER

Appraiser gordon a meyer
Date of Appraised Value 7/6/2013

VALUE

Final Opinion of Value \$ 3,500

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7/10/2013

MARATHON COUNTY
WAUSAU
WI,

RE:

MANNVILLE LANE
MARSHFIELD, WI

File No. marathon co

Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

MANNVILLE LANE, MARSHFIELD, WI

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 7/6/2013

is:

\$ 3,500

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



gordon a meyer

Borrower _____
Property Address **MANNVILLE LANE**
City **MARSHFIELD** County **Marathon** State **WI** Zip Code _____
Lender/Client **MARATHON COUNTY** Address **WAUSAU, WI,**



**FRONT OF
SUBJECT PROPERTY
MANNVILLE LANE
MARSHFIELD, WI**



**REAR OF
SUBJECT PROPERTY**



**STREET SCENE
HOME IN SUBDIVISION
OTHERS SIMILAR**

LAND APPRAISAL REPORT

File No. marathon co
Case No.

IDENTIFICATION

Borrower _____ Census Tract 20 Map Reference 7
 Property Address MANNVILLE LANE
 City MARSHFIELD County Marathon State WI Zip Code 54479
 Legal Description SEE ADDENDUM
 Sale Price \$ _____ Date of Sale _____ Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 0 (yr) Loan Charges to be paid by seller \$ _____ Other Sales Concessions NONE
 Lender/Client MARATHON COUNTY Address WAUSAU, WI
 Occupant VACANT Appraiser gordon a meyer Instructions to Appraiser ESTIMATE MARKET VALUE

NEIGHBORHOOD

Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. Present Land Use <u>45</u> %1 Family <u>55</u> %2-4 Family _____ % Apts _____ % Condo _____ % Commercial _____ % Industrial _____ % Vacant _____ % Change In Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely(*) <input type="checkbox"/> Taking Place (*) (*) From <u>VACANT</u> To <u>RESIDENTIAL</u> Predominate Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant _____ % Vacant Single Family Price Range \$ <u>100,000</u> to \$ <u>400,000</u> Predominant Value \$ <u>135</u> Single Family Age <u>NEW</u> yrs to <u>75</u> yrs. Predominant Age <u>25</u> yrs	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">Good Avg. Fair Poor</td> </tr> <tr> <td>Employment Stability</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Property of Compatibility</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> </tr> </table>		Good Avg. 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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): THE SUBJECT IS LOCATED ON THE NORTHWEST EDGE OF MARSHFIELD. THE AREA AROUND IT INCLUDES RESIDENTIAL AS WELL AS SOME SCATTERED COMMERCIAL USE.

SITE

Dimensions IRREGULAR = 19,602 SQ. FT Corner Lot
 Zoning Classification RESIDENTIAL Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Residential YARD
 Elec. Public Other (Describe) _____ OFF SITE IMPROVEMENTS
 Gas _____ Street Access Public Private Size FAIRLY LEVEL
 Water _____ Surface PAVED Shape Irregular
 San. Sewer Well REQUIRED Maintenance Public Private View AVERAGE
 Septic REQUIRED Storm Sewer Curb/Gutter Drainage UNKNOWN
 Underground Elect. & Tel. Sidewalk Street Lights
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): THIS SITE CONFORMS WITH LOCAL ZONING. THERE IS NO INDICATION OF ANY ADVERSE EASEMENTS OR ENCROACHMENTS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	<u>MANNVILLE LANE MARSHFIELD, WI</u>	<u>506 SOUTHLINE RD ROTHSCHILD WI 54474</u>	<u>507 S PEACH ST MARSHFIELD WI 54449</u>	<u>PORCUPINE LANE ABBOTSFORD WI 54405</u>
Proximity to Subject		<u>31.50 miles NE</u>	<u>3.68 miles SE</u>	<u>18.36 miles N</u>
Sales Price		<u>\$ 5,400</u>	<u>\$ 8,000</u>	<u>\$ 9,000</u>
Price /		<u>\$.524 /S F</u>	<u>\$ 1.15/SF</u>	<u>\$.352SQ FT</u>
Data Source	<u>Inspection</u>	<u>MLS# 1201132</u>	<u>MLS# 1003709</u>	<u>MLS# 1100265</u>
Date of Sale and Time Adjustment	<u>DESCRIPTION</u>	<u>DESCRIPTION</u> Adjustment	<u>DESCRIPTION</u> Adjustment	<u>DESCRIPTION</u> Adjustment
		<u>3/2012</u>	<u>7/2011</u>	<u>12/2012</u>
Location	<u>RURAL</u>	<u>SuB</u>	<u>URBAN</u>	<u>SuB</u>
Site/View	<u>19,602 SQ. FT</u>	<u>10296 SQ FT</u> +4,876	<u>6908 SQ FT</u> +14,500	<u>25560 SQ FT</u> -2,000
	<u>YARD AREA</u>	<u>BUILDING SITE</u>	<u>BUILDING SITE</u>	<u>BUILDING SITE</u>
SITE APPEAL	<u>POOR</u>	<u>FAIR APPEAL</u> -5,400	<u>BUILDABLE</u> -8,000	<u>FAIR SITE</u> -4,500
Sales or Financing Concessions				
Net Adj. (Total)		Plus X Minus \$ <u>-524</u>	X Plus Minus \$ <u>6,500</u>	Plus X Minus \$ <u>-6,500</u>
Indicated Value of Subject		Net=-10% Gross=190% <u>\$ 4,876</u>	Net=81% Gross=281% <u>\$ 14,500</u>	Net=-72% Gross=72% <u>\$ 2,500</u>

Comments on Market Data SALE 1 IS A SMALL SITE, UNLIKELY IT WOULD ACTUALLY BE BUILT ON, SALE 2 IS A VERY SMALL SITE, BUT WAS PURCHASED AND A VERY SMALL HOME WAS CONSTRUCTED, SALE 3 IS A SITE THAT COULD BE BUILT ON BUT HAD LIMITED APPEAL.

Comments and Conditions of Appraisal: THE SUBJECT HAS HAS A GAS LINE AND OTHER UTILITY SERVICE ENCROACHING ON ITS UTILITY, IN ADDITION IT IS LOWER ON THE SOUTHWEST AND THE POOR STREET LOCATION MAKES ITS APPEAL VERY UNLIKELY FOR CONSTRUCTION, ONLY UTILITY I CAN SEE IS TO SELL IT TO THE NEIGHBOR, OR SOME MINOR USE LIKE A GARAGE.

Final Reconciliation: THE SALES COMPARISON APPROACH WAS USED TO PROVIDE THE VALUE ESTIMATE. THE COST AND INCOME APPROACHES TO VALUE ARE NOT APPLICABLE

RECONCILIATION

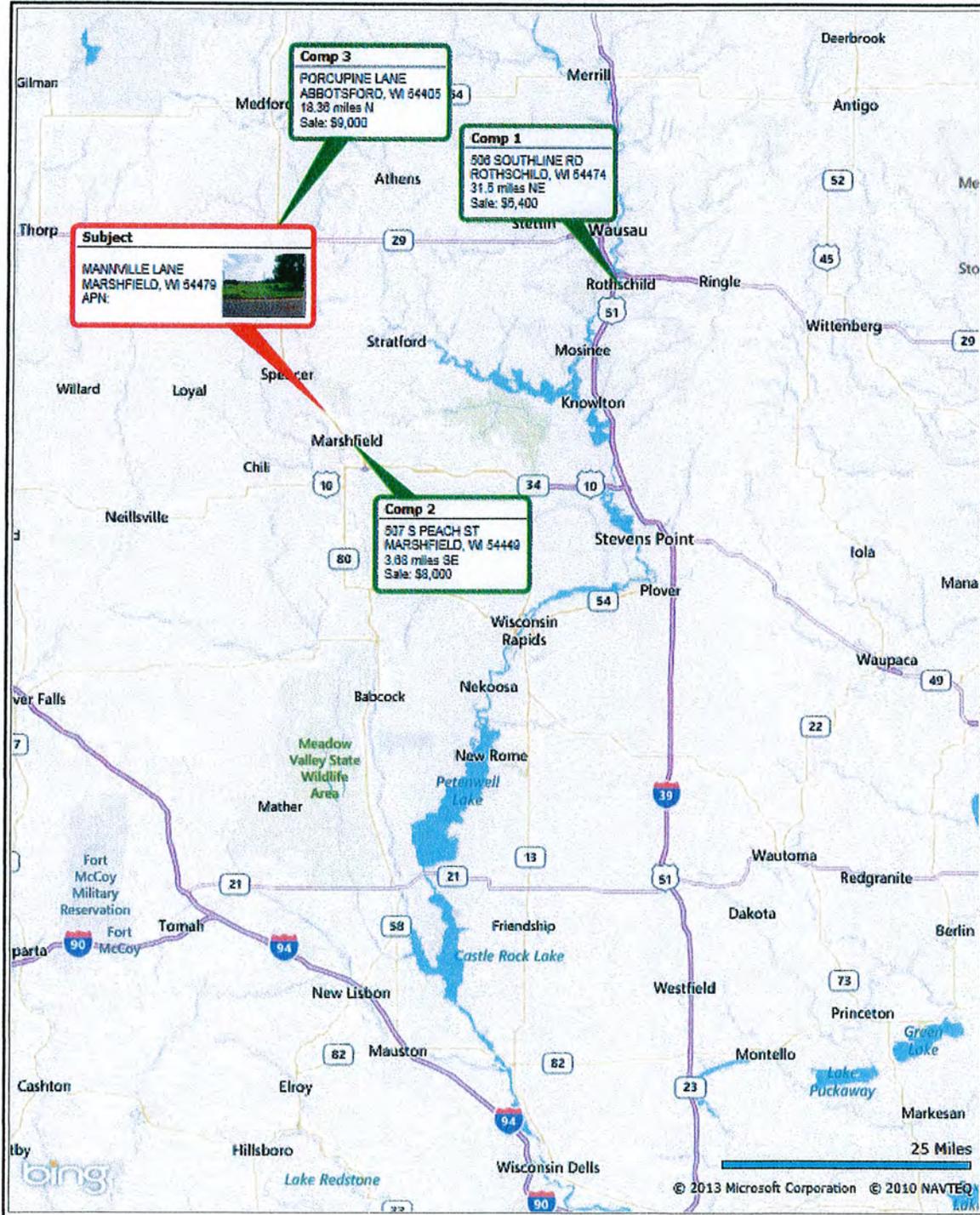
I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 7/6/2013 to be \$ 3,500
 Appraiser(s) gordon a meyer *G Meyer*
 Date Report Signed 7/10/2013
 State Certification # 1040-010 State WI
 Or State License # _____ State _____
 Expiration Date of License or Certification 12/14/2013
 Review Appraiser (if applicable) Did Did Not Physically
 Inspect Property _____
 Date Report Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____
 Expiration Date of License or Certification _____

LOCATION MAP

File No. marathon co
Case No.

Borrower
Property Address **MANNVILLE LANE**
City **MARSHFIELD** County State WI Zip Code
Lender/Client **MARATHON COUNTY** Address **WAUSAU, WI**

SUBJECT **COMP 1** **COMP 2** **COMP 3**



COMP 4 **COMP 5** **COMP 6**

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name gordon a meyer
 Company Name meyer appraisal service
 Company Address 4503 augustine ave
weston, wi 54476
 Telephone Number 715 359 2445
 Email Address gmeyer2084@charter.net
 Date of Signature and Report 7/10/2013
 Effective Date of Appraisal 7/6/2013
 State Certification # 1040-010
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2013

ADDRESS OF PROPERTY APPRAISED

MANNVILLE LANE
MARSHFIELD, WI

APPRAISED VALUE OF SUBJECT PROPERTY \$ 3,500

LENDER/CLIENT
 Name NO AMC
 Company Name MARATHON COUNTY
 Company Address WAUSAU
WI,
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____



COUNTY OF MARATHON

HEALTH DEPARTMENT

LAKEVIEW PROFESSIONAL PLAZA
1200 LAKE VIEW DRIVE, RM 200
WAUSAU, WI 54403-6797

TEL/TDD: (715) 261-1900

FAX: (715) 261-1901

www.co.marathon.wi.us

September 14, 2011

Lorraine Beyersdorff
Marathon County Treasurer
500 Forest Street
Wausau WI 54403

Dear Ms. Beyersdorff:

Per your request, an Environmental Transaction Screen (ETS) has been conducted for the William Reinolt property, located at the intersection of Hwy 13 and Mannville Lane in the City of Marshfield, Wisconsin. The parcel description of the property is: Assessors Plat #1 Pt of Lot 10. The transaction screen was conducted by Keith Baine, Environmental Health Sanitarian. The purpose of this investigation was to review past and present land use practices, current operations and conditions, and identify the potential presence of hazardous substances, to evaluate the potential occurrence of soil and/or groundwater contamination at the site. No soil or groundwater sampling was conducted in conjunction with this assessment.

The subject property is approximately .45 acres in size. The property is located in Section 25, Township 26 North, Range 2 East, City of Marshfield, Marathon County, Wisconsin. There are no structures on the property, a house at one time was located on the property but was removed. The property would be serviced by municipal sewer and water. The property is not located in a floodplain. The property is zoned R4 (residential).

Based on observations made during the walk-through inspection on September 8, 2011 and the records review of the property, the following items have been identified as potential sources of contamination on the property:

Findings:

- A) One State leaking UST site is located within the 0.5 minimum search distance. The site is listed by the WDNR as closed. The site is the Marathon County Building on Hwy 13.
- B) There is one pole with three power transformers next to the property.
- C) There is a WE Energies gas pipeline in the vicinity of the property.
- D) A City of Marshfield Municipal lift station is adjacent to the property.

Recommendations:

Potential dangers to the property have been listed above. There would appear to be no major impediments to the County assuming ownership of the property.

The findings and recommendations presented above are professional opinions based solely upon visual observations of the site and vicinity, and our interpretation of the available historical information and documents reviewed. The report is intended for the exclusive use of Marathon County. It should be recognized that this assessment was not intended to be a definitive investigation of contamination at the subject property. Given that analytical testing for contamination was not performed, it is possible that currently unrecognized contamination may exist at the site. Opinions and recommendations presented herein apply to the site conditions existing at the time of our investigation and those reasonably foreseeable.

If you have any questions, please call.

Sincerely,



Keith Baine
Environmental Health Sanitarian

cc: D. Grosskurth, MCHD



Marshfield Interactive Mapping

City of Marshfield GIS

Printed: Sep 14, 2011

This is not a legal survey document. This map was compiled by the City of Marshfield's Geographic Information System for reference purposes only.





Marshfield Interactive Mapping

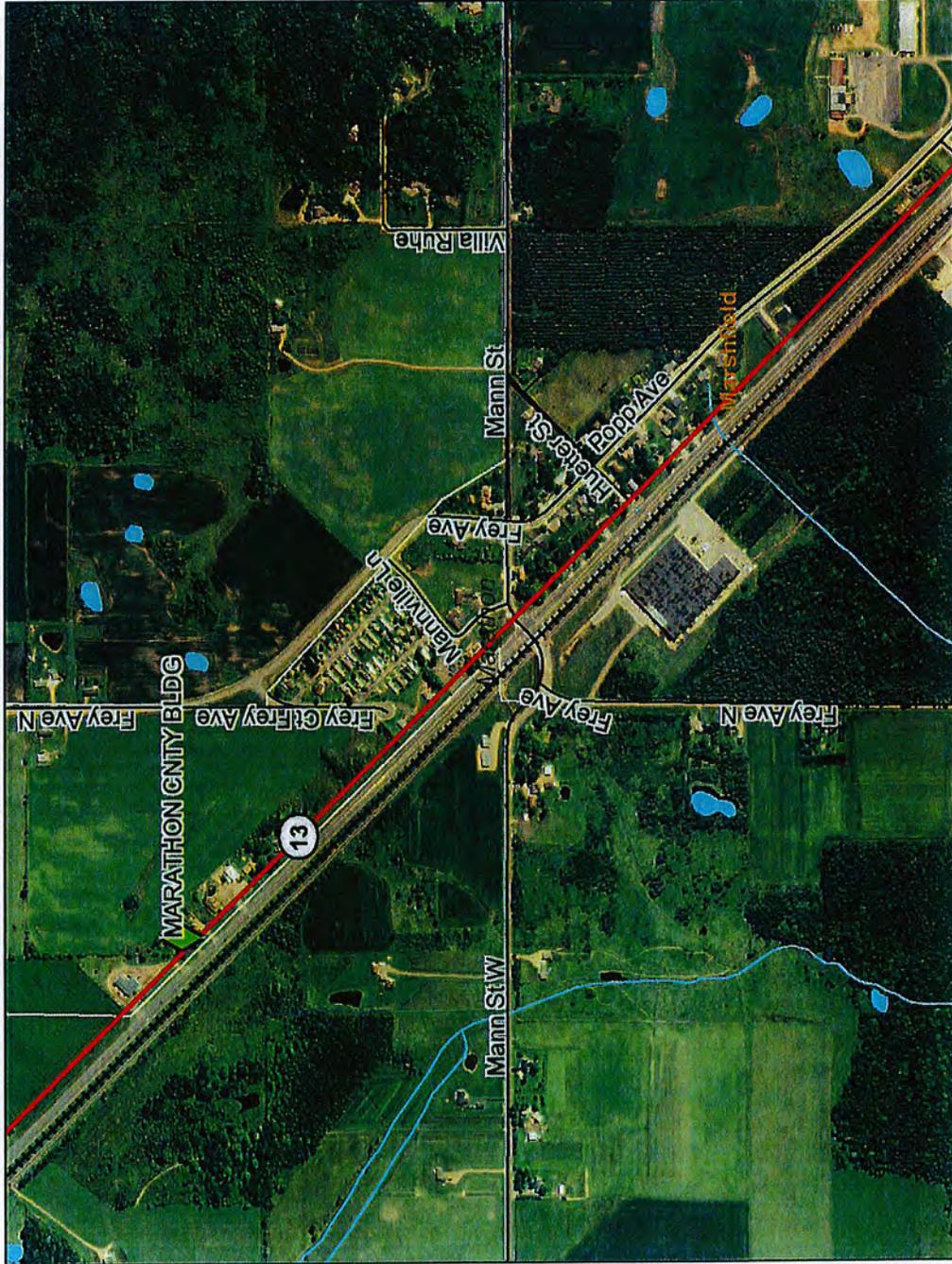
City of Marshfield GIS



Printed: Sep 14, 2011

This is not a legal survey document. This map was compiled by the City of Marshfield's Geographic Information System for reference purposes only.

Map Created on Sep 09, 2011



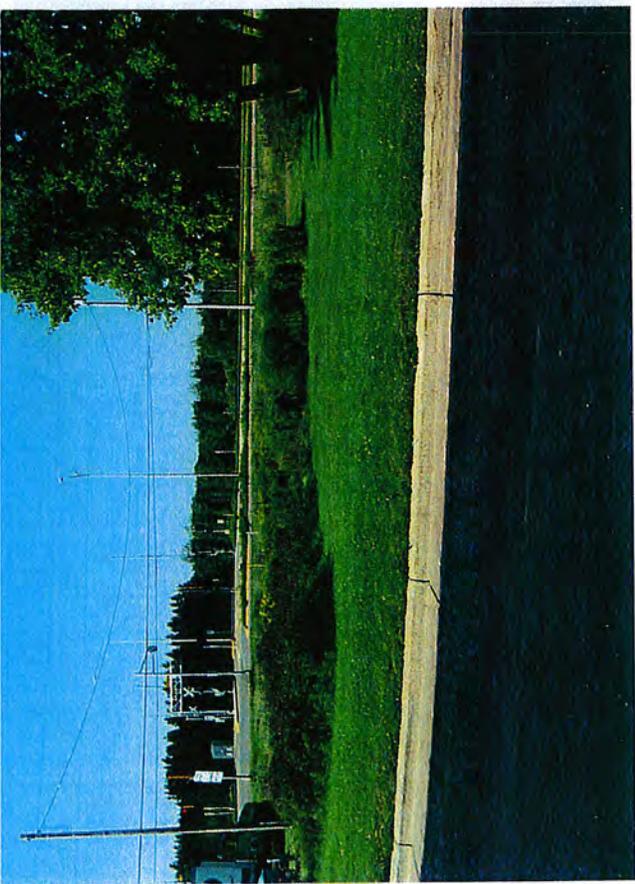
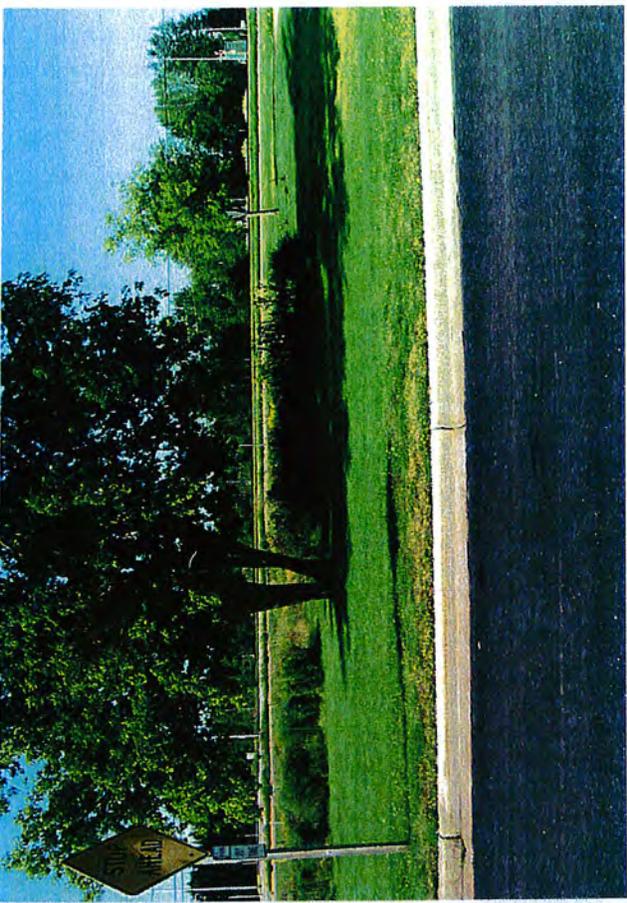
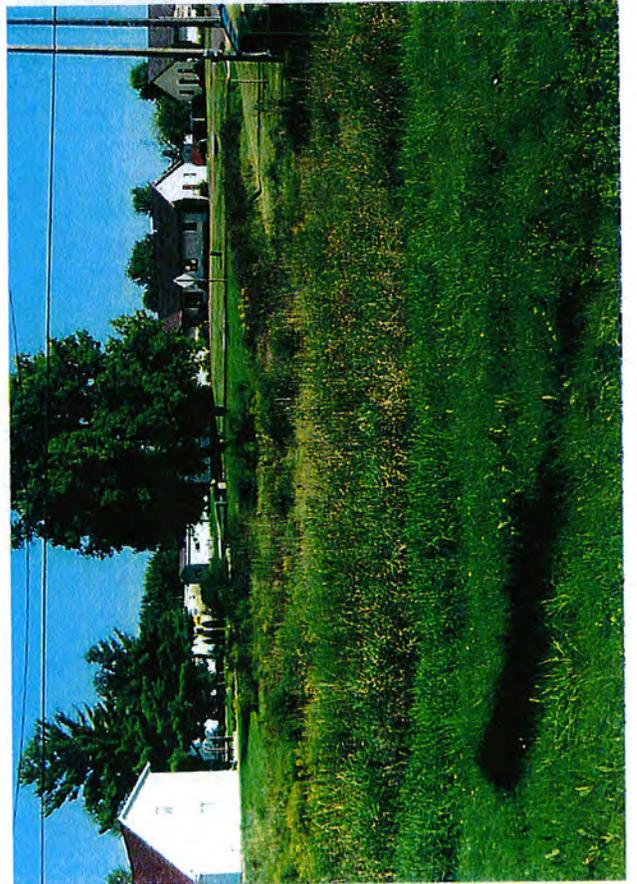
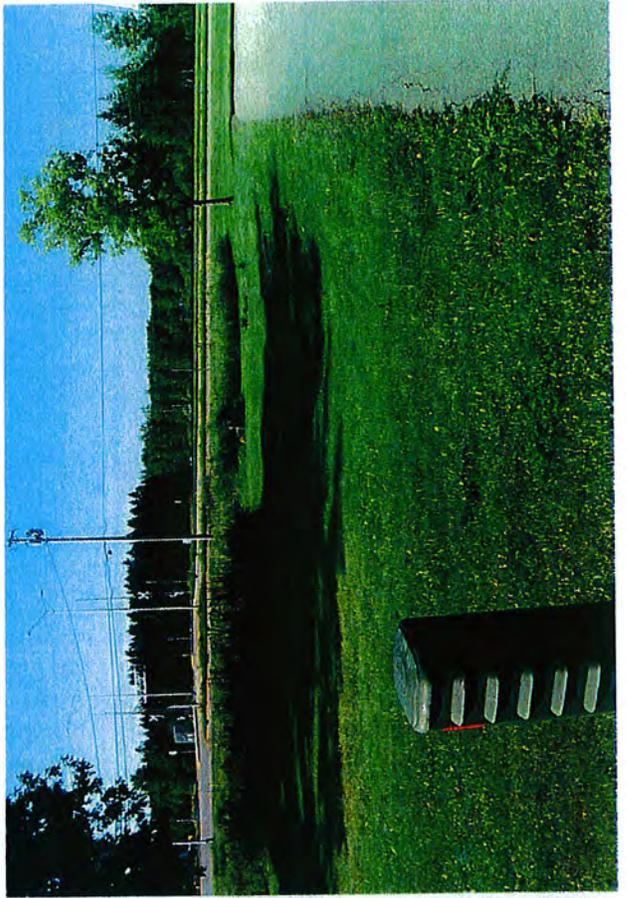
Map created on Sep 9, 2011
 Note: Not all RR Sites have been geo-located yet.

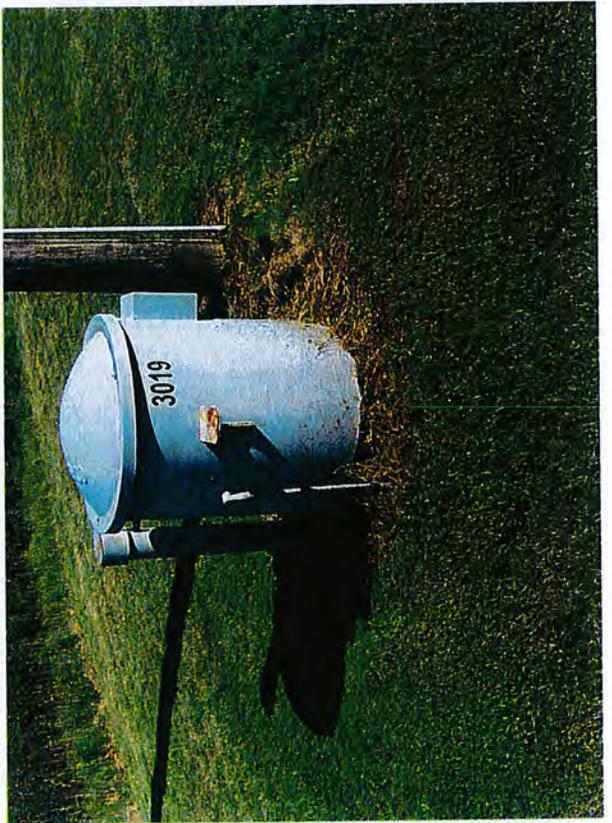


- ### Legend
- Open Sites (ongoing cleanups)
 - Open Sites (ongoing cleanups) - site boundaries shown
 - Closed Sites (completed cleanups)
 - Closed Sites (completed cleanups) - site boundaries shown
 - County Boundary
 - Railroads
 - County Roads (WDOT)
 - County Trunk Highway
 - State and U.S. Highways (WDOT)
 - State Trunk Highway
 - US Highway
 - Interstate Highways (WDOT)
 - Interstate Highway
 - Local Roads (WDOT)
 - Civil Towns
 - Civil Town
 - 24K Open Water
 - 24K Rivers and Shorelines
 - Municipalities



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.





TAX DEED

10/25/2012 3:58:40 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

Document Number



DOC# 1633184

To all whom these presents shall come, greeting:

WHEREAS, Lorraine Beyersdorff, Treasurer of the County of Marathon, has deposited in the office of the County Clerk of the County of Marathon, in the State of Wisconsin, a tax certificate of said county, whereby it appears, as the fact is, that the following described piece of land__ lying and being situated in the County of Marathon, to wit:

Michael J. Sydow

CITY OF MARSHFIELD
3021 W MANN RD
M388-70 M600-876 M791-1010 .450 A
ASSESSORS PLAT #1 LOT 10 EX DOC #1349941 (HWY)
#250-2602-253-1004 #52-005000-000-010-00-00

Recording Area

Name and Return Address

MARATHON COUNTY CLERK'S
OFFICE

NIC

TAX DELINQUENT PROPERTY
APPROVED TAKING BY FINANCE & PROPERTY COMMITTEE HELD
AUGUST 13, 2012--REPURCHASE DEADLINE: OCTOBER 13, 2012

#52-005000-000-010-00-00 ✓
#250,2602,253,1004 ✓
(Parcel Identification Number)

EXEMPT 77.25(2)

Property formerly owned by: WILLIAM J. REINOLT
Property address: City of Marshfield - 3021 W Mann Road

was included in the tax certificate issued to the County of Marathon on September 1, 2007 for the nonpayment of real property taxes, special assessments, special charges or special taxes, in the amount of \$2,623 dollars and 00 cents, in the whole, which sum was the amount assessed and due and unpaid on said tract of land, and whereas, it further appears, as the fact is, that the owner of said land has not redeemed from said certificate the lands which were included as aforesaid, and said land continues to remain unredeemed, whereby said described land has become forfeited and the said county is entitled to a conveyance thereof:

NOW, THEREFORE, know all by these presents that the County of Marathon, in said state, and the State of Wisconsin, in conformity to law, have given and hereby do give, grant and convey the tract of land above described, together with the hereditaments and appurtenances, to the said County of Marathon and its assigns, to their sole use and benefit forever.

IN TESTIMONY WHEREOF, I, Nan Kottke, the Clerk of the County of Marathon, have executed this deed pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said state and the County of Marathon aforesaid, and have hereunto subscribed my name officially and affixed the seal of the said County of Marathon, at my office in said County of Marathon, this 24th day of October, 2012.

Done in the Presence of

Joanna R. Puchel
Waharand Khay

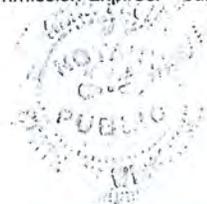
Nan Kottke
Nan Kottke, Marathon County Clerk
State of Wisconsin

STATE OF WISCONSIN }
COUNTY OF MARATHON }ss.

Personally came before me this 24th day of October, 2012 the above named Nan Kottke, County Clerk of Marathon County, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Anne Pecha
Anne Pecha, Notary Public
Marathon County, State of Wisconsin
My Commission Expires: July 28, 2013

Drafted By: Nan Kottke, Marathon County Clerk



NOTICE OF APPLICATION FOR ISSUE OF TAX DEED
 You are notified that Marathon County is the owner and holder of tax certificates issued by the County Treasurer of Marathon County, State of Wisconsin, upon the sale, for the amounts as set forth below, for the unpaid taxes for the year 2006, taken by tax certificate date 9/1/2007, on the following described lands situated in said county and state, to wit:
RANDALL FURGER
 717 PINE ST
 MARATHON WI 54448
 Description: VIL-LAGE OF MARATHON LOTS 4&5 BLK 63
 Face: 2242.77
 Interest & penalty 1984.85
 Notice Fee 11.54
 Total for 2006 4239.16

DAVID GOSLIN
 222 N 7TH ST
 WAUSAU WI 54401
 Description: CF DUN-BARS ADD LOT 5 BLK 7 CITY OF WAUSAU
 Face: 1110.00
 Interest & penalty 982.35
 Notice Fee 70.25
 Total for 2006 2162.60

JACQUELYN DOHE
 939 STONERIDGE
 MOSINEE WI 54455
 Description: BLUE-BERRY ACRES LOT 18 IN THE VILLAGE OF KRONENWETTER
 Face: 1072.50
 Interest & penalty 949.16
 Notice fee 61.54
 Total for 2006 2083.20

JAMES KORTENS
 WAUSAU WI 54403
 Description: Town of Plover Section 25, T29N, R10E PT OF NW 1/4 SW 1/4 Lot 1 CSM VOL 58 PG 114 (#13367)
 Face: 328.38
 Interest & penalty 290.62
 Notice fee 61.54
 Total for 2006 680.54

WILLIAM REINHOLT
 3021 W MANN RD MARSHFIELD WI 54449
 Description: City of Marshfield Assessor's Plat #1 Lot 10 ex Doc #1349941(hwy)
 Face: 1518.29
 Interest & Penalty 1343.69
 Notice Fee 11.54
 Total for 2006 2873.52

JOHN SEILING (DECEASED)
 5292 COUNTY ROAD C AUBURNDALE WI 54412
 Description: Town of Green Valley PT OF FRL S 1/4 SW 1/4 W 5.5 RDS OF S 11.5 RDS THRF SEC 7, T26N, R 5E
 Face: 49.18
 Interest & Penalty 43.52
 Notice Fee 11.54
 Total for 2006 104.24

WISCONSIN - Marathon County} s.s.

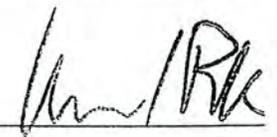
SIGMUND GOLD-BERGNO KNOWN
 ADDRESS Description: VILLAGE OF WESTON SEC 17 T29NR8E PT OF NW 1/4 SW 1/4 PCL A CSM VOL 37 PG 24 (#9201)
 Face: 23.50
 Interest & penalty 20.80
 Notice Fee 50.00
 Total for 2006 94.30

That after three months from the date of the service of his notice, a tax deed of the lands described in said certificates will be applied for. These are 2006 taxes only, other years may also be delinquent. PROOF OF SERVICE STATE OF WISCONSIN - COUNTY OF MARATHON
 Lorraine I Beyersdorff, being first duly sworn, on oath, says that she has been unable to locate an owner of record or occupant of lands described in said notice, upon whom to serve notice, either personally or by certified mail, therefore, the notice has been published three consecutive weeks in the Wausau Daily Herald, a newspaper published in the county where said lands are located, and the printer's affidavit of such publication will be attached. Dated: SEPTEMBER 1, 2011
 Lorraine I Beyersdorff
 Marathon County
 Treasurer
 1, 8, 15
 WNAXLP

Michael Beck

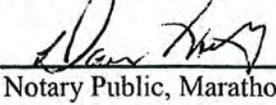
and say that he (she) is an authorized Herald, a newspaper at Wausau Wis which the annexed is a true copy published therein on:

- 9-1-11
- 9-8-11
- 9-15-11
- _____
- _____
- _____

Signed: 

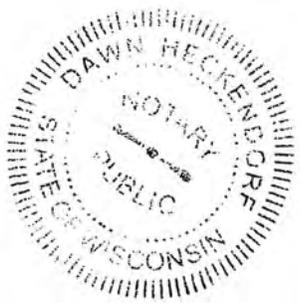
Title: General Manager

Subscribed and sworn to before me: §


 Notary Public, Marathon County, Wis

My Commission Expires: 3-

No. Lines: 167 1



LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:08

PIN 250 2602 253 1004
Parcel 52 005000 000 010 00 00
Ad~ 0
O I

City of MARSHFIELD

Status: **ACTIVE**

MARATHON COUNTY

B

General Parcel Information:

PIN.: 37 250 4 2602 253 1004 City of MARSHFIELD
Parcel Number : 52 0050 000 010 00 00 Parcel Status: ACTIVE
Sale Date. . . : 10/24/2012 Sale Type. . : Blank
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Tax Deed
Deed Reference: 1633184
MAILING ADDRESS MARATHON COUNTY

500 FOREST ST

WAUSAU

WI 54403

USA

F2=Owners

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

PIN 250 2602 253 1004
Parcel 52 005000 000 010 00 00
Adn 0
C I MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

Tax Statement:	2012	2011	2010	2009	2008	2007	2006	2005	
8 Tax Bill(s) on File.	Payoff Figure For April 2013 . . . :								.00
Tax Year 2012 Not Delinquent	Payoff For this Year :								.00
	Due		Paid		Left		Values		
General Net . . :	699.60				Tax District		1		
Lottery Credit:					Land . . :		29,700		
General Tax . . :	699.60		699.60		Use Asmt:				
Special :	328.73		328.73		Imprvmt:				
Wood :					Wood . . :				
Other :					Total . . :		29,700		
Tax Totals . . . :	1,028.33		1,028.33		.00 EFMV . . :		28,900		
Int/Penalty . . :					WoodEFMV:				

F2=Tax Receipts

F3=Exit F4=Prompt F7=Previous F8=Next F24=More +

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:46

PIN **250 2602 253 1004**
Parcel 52 005000 000 010 00 00
A' **0**
C **I** MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

B

Parcel Tax Receipts:

8 Tax Receipt(s) on File

Item	Value	Item	Due	Applied To	Transaction
Tax Year: 2012		Tax Due :	1,028.33	G 699.60	
By: TAX DEED/REINHOLT				S 328.73	Cash:
Trans # : 2785913		Interest:			Chks:
Pay Type: F		Penalty :			Lott:
Drawer #: 104845		Tx Deed :			Chge:
Trn Date: 3/20/2013		Othr Chg:			JV #:
Pst Date: 3/20/2013					JV Amt: 1,028.33
Pst Time: 12:07.46		Teller. : TRLIB1		Tax Outstd:	

More...

F2=Cross Reference

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:50

PIN **250 2602 253 1004**

City of MARSHFIELD

Status: **ACTIVE**

Parcel 52 005000 000 010 00 00

A 0

C 1 MARATHON COUNTY

B

Parcel Cross References:

0 Cross Reference(s) on File

Reference	Type	Year
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F2=Tax History

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:19:19

PIN 250 2602 253 1004
Parcel 52 005000 000 010 00 00
A 0
C 1 MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

Tax History: 2004 2003 2002 2001 2000 1999 1998 1997 (more)
12 Tax Bill(s) on File.

		Value	Item	Value
Tax Year 2004	General Net :	970.59	EFMV . . . :	41,100
	Lottery Credit :		Wood EFMV :	
	General Tax :	970.59		
	Special Assessments :		Land . . . :	24,400
	Special Charge :	81.38	Use Asmt. :	
	Forest Crop :		Improvemnt:	17,400
	Woodland :		Wood . . . :	
	Managed Forest Open :		Total . . . :	41,800
	Managed Forest Closed :			
	Total Paid :	1,051.97	Tax Dist. :	1

+

F2=Lottery Credits

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:19:24

PIN **250 2602 253 1004**
Parcel 52 005000 000 010 00 00
Acres 0
C I MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

Lottery Credit Claims

0 Lottery Credit Claim Records on File

F2=Zoning

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:19:27

PIN **250,2602 253 1004**

City of MARSHFIELD

Status: **ACTIVE**

Parcel 52 005000 000 010 00 00

Ac' **0**

C **1** MARATHON COUNTY

B

Zoning

0 Zoning Records on File.

Year	Flood Plain	Wetlands	Zoning	Zone Use	Ordinance
------	-------------	----------	--------	----------	-----------

F2=Sanitary Permits

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:19:31

PIN 250 2602 253 1004
Parcel 52 005000 000 010 00 00
Ad~ 0
O 1 MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

B

Sanitary Sewer Permits

0 Sanitary Sewer Permit Records on File

Item Value

F2=Nonmetallic Mining Permits F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:19:35

PIN **250 2602 253 1004**

City of MARSHFIELD

Parcel 52 005000 000 010 00 00

Status: **ACTIVE**

Ac^r **0**

0 **I** MARATHON COUNTY

B

Nonmetallic Mine Permits

0 Nonmetallic Mine Permit Records on File

Item

Value

F2=General Information

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:23

PIN 250 2602 253 1004
Parcel 52 005000 000 010 00 00
Adm 0
C 1 MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

B

Parcel Owner Names:

1 Owner Name(s) on File

#	Last	First	M Jr/Sr Misc	Type
1	MARATHON COUNTY			BUSINESS

F2=Addresses

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:27

PIN 250 2602 253 1004
Parcel 52, 005000, 000 010 00 00
Adr 0
0 1 MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

Parcel Addresses:

0 Parcel Address(es) on File

# House	Street	Unit	City	Zip
---------	--------	------	------	-----

F2=Description

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:31

PIN **250 2602 253 1004**
Parcel 52 005000 000 010 00 00
Adn 0
C I MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

Parcel Descriptions:

3 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
2007	.450				1 ASSESSORS PLAT #1 2 PT OF LOT 10 -LOT 1 CSM VOL 3 65 PG 59 (#14597)
2004	.450				1 ASSESSORS PLAT #1 2 LOT 10 EX DOC #1349941 (HWY)
1987					

+

F2=Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

PIN **250 2602 253 1004**
Parcel 52 005000 000 010 00 00
Acres **0**
C **I** MARATHON COUNTY B

City of MARSHFIELD

Status: **ACTIVE**

Parcel Assessment:

9 Assessment(s) on File

Year	Tax District	Class /Use	Acres	Land Value	Imprv Value	Total Value
2010	1 Totals		.455	29700		29700
	RESIDENTIAL	-Taxable 1	.455	29700		
2007	1 Totals		.449	24800		24800
	RESIDENTIAL	-Taxable 1	.449	24800		
2006	1 Totals		.449	24600	17400	42000
	RESIDENTIAL	-Taxable 1	.449	24600	17400	
2004	1 Totals		.449	24400	17400	41800
	RESIDENTIAL	-Taxable 1	.449	24400	17400	

More...

F2=Special Assessments

F3=Exit F4=Prompt F7=Previous F8=Next F24=More

LRS10801
LRS108I

Land Records
Browse

4/22/13
13:18:38

PIN **250 2602 253 1004**
Parcel 52 005000 000 010 00 00
Ac' 0
Ov I MARATHON COUNTY

City of MARSHFIELD

Status: **ACTIVE**

B

Parcel Special Assessments:

10 Special Assessment(s) on File

Tax Year	Code	Tax Due	Tax Paid	Tax Left	Bond	Unit
2012	01 00	328.73	328.73	.00		000000000
	SA	WATER				
2011	01 00	342.50	342.50	.00		000000000
	SA	WATER				
2011	14 00	764.40	764.40	.00		000000000
	SC	OTHER SPECIAL CHARGE				
2010	01 00	356.42	356.42	.00		000000000
	SA	WATER				

+

F2=Tax Statements

F3=Exit F4=Prompt F7=Previous F8=Next F24=More