



TAX DEED LAND
SALE - #2019-5

TOWN OF RIB MOUNTAIN
SALE: #2019-5
SET VALUE: \$6,000

Town Of Rib Mountain SALE #2019 - 5 \$ 6,000
2608 Petunia Road, Wausau
Pt Of Sw1/4 Sw1/4 Com At Sw Cor Of Sec N 89 Deg
16 Min E Alg S Ln 33' N Para With W Ln 860.25' To
Pob N 89 Deg 42 Min E 247' N 132' S 89 Deg 42
Min W 247' S 132' To Pob
#34.272807.011.007.00.00 #068.2807.273.0984

MARATHON COUNTY TAX DEED LAND SALE

TAKE NOTICE: That pursuant to Sec. 75.69, WI Statutes and Sec. 3.20, Marathon County General Code of Ordinances, three (3) parcels of tax delinquent real estate acquired by Marathon County, Wisconsin, hereinafter described are being offered for sale by sealed bid at a price not less than the appraised value or set value. Marathon County reserves the right to reject any and all bids.

Any special assessments in the process of collection shall be the liability of the purchaser, contact the municipal clerk for outstanding special assessments.

TAKE NOTE: TAX DEED PROPERTIES-It is the Bidder's sole responsibility to:

1. Investigate properties prior to putting in a bid to Marathon County.
2. Check if any special assessments are due on properties listed by contacting the municipal clerk.
3. Do additional research if more information required than what is noted in the advertisement.

The sealed bids must be submitted on the Marathon County Land Sale Bid Form, which may be obtained from the Marathon County Clerk's Office at 500 Forest Street, Wausau, WI 54403. Bid forms may also be obtained from the Marathon County webpage:

<http://www.co.marathon.wi.us/Departments/CountyClerk/TaxDeedProperty.aspx>

Each sealed bid envelope shall properly identify the parcel and sale #.

Individual sealed bids will be accepted in the office of Nan Kottke, Marathon County Clerk, Courthouse, 500 Forest Street, Wausau, WI 54403 by noon, Monday, July 29, 2019. A 10% deposit by cashiers check or money order, payable to the Marathon County Treasurer must accompany all bids. No personal checks will be accepted. Deposits will be refunded to unsuccessful bidders.

Bids will be publicly opened, read and awarded by the Marathon County Human Resources, Finance and Property Committee at their meeting, Monday, July 29, 2019 at 3:00 p.m. at the Marathon County Courthouse, Assembly Room, 500 Forest Street, Wausau, WI. Bids will be awarded according to criteria set forth in Sec. 3.20(6)(a) of the Marathon County General Code of Ordinances. A copy of Sec. 3.20(6)(a) of the Marathon County General Code of Ordinances can be obtained on the Marathon County website at www.co.marathon.wi.us. The Marathon County Human Resources, Finance and Property Committee may accept the bid most advantageous to Marathon County and reserves the right to reject any and all bids.

<u>Description:</u>	<u>Set Value:</u>
Town Of Rib Mountain SALE #2019 - 5 2608 Petunia Road, Wausau Pt Of Sw1/4 Sw1/4 Com At Sw Cor Of Sec N 89 Deg 16 Min E Alg S Ln 33' N Para With W Ln 860.25' To Pob N 89 Deg 42 Min E 247' N 132' S 89 Deg 42 Min W 247' S 132' To Pob #34.272807.011.007.00.00 #068.2807.273.0984	\$ 6,000
Town Of Texas SALE #2019 - 6 T701 Marshall Hill Rd, Wausau M548-251 .120 A Pt Of Govt Lot 3 - Lot #1 Csm Vol 24 Pg 38 (#6423) #078-2907-125-0974 #39.122907.0gl.003.1200	\$13,000
City Of Wausau SALE #2019 - 7 110 Miller Avenue, Wausau 1595210lc M440-786 Sarah J Millers Add Lot 5 And All That Pt Of Alley Now Vac Lyg N Of Said Lot Blk 2 Incl The Wly Pt Of Vac Alley Lyg E Of Sd Lot #291-2807-012-0023 #59.5780 .002.005.0000	\$21,500

Media,

Please see attachment to be published as follows: (I am sending as a word document and also pdf, which ever works best for your paper to not have to re-type for display ad)

To be published **ONE TIME** only as a Display Ad the **WEEK OF JUNE 17, 2019**

- ▶ RECORD REVIEW
- ▶ TRIBUNE PHONOGRAPH
- ▶ MOSINEE TIMES
- ▶ WITTENBERG ENTERPRISE

Sent to Media: June 14, 2019

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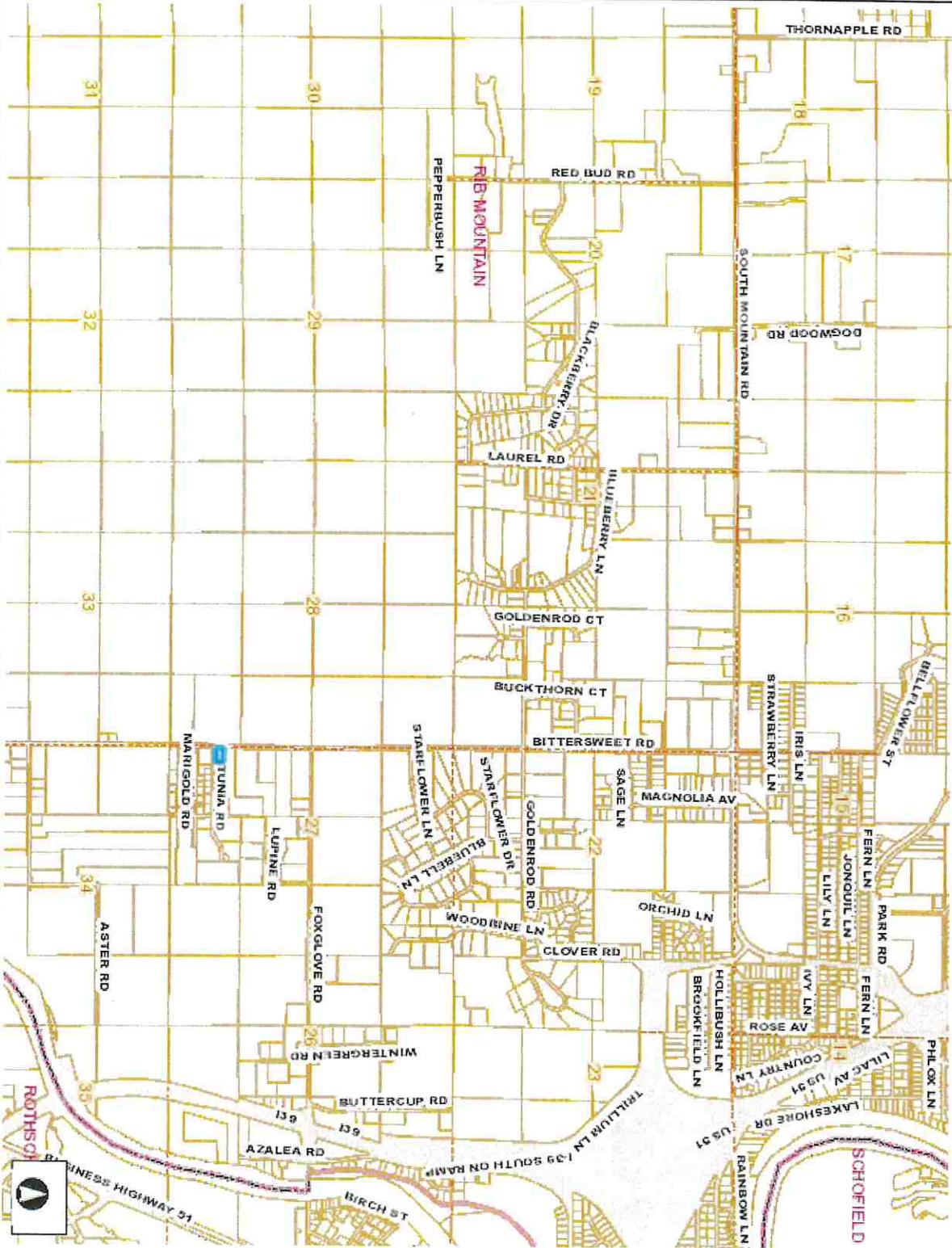
MARSHFIELD NEWS ---- Publish **ONE TIME** only as a Display Ad – **WEDNESDAY, JUNE 19, 2019**

WAUSAU DAILY HERALD---- Publish **THREE (3) TIMES** (Class 3) as a Display Ad: **WEDNESDAY, JUNE 19, 2019**
SUNDAY, JUNE 23, 2019
WEDNESDAY, JUNE 26, 2019

Sent to Media: June 14, 2019



Land Information Mapping System



1,385,160 1,385,16 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TAYLOR	LINCOLN
HALSEY	HEWITT
BERN	TEXAS
HOLDEN	STEIN
HOLDEN	STEIN
HULL	WENCAS
BRISH	CHENIMAST
SPENCER	DAY
WOOD	DEPPE
	BEVENT
	FRANZEN
	PORTAGE

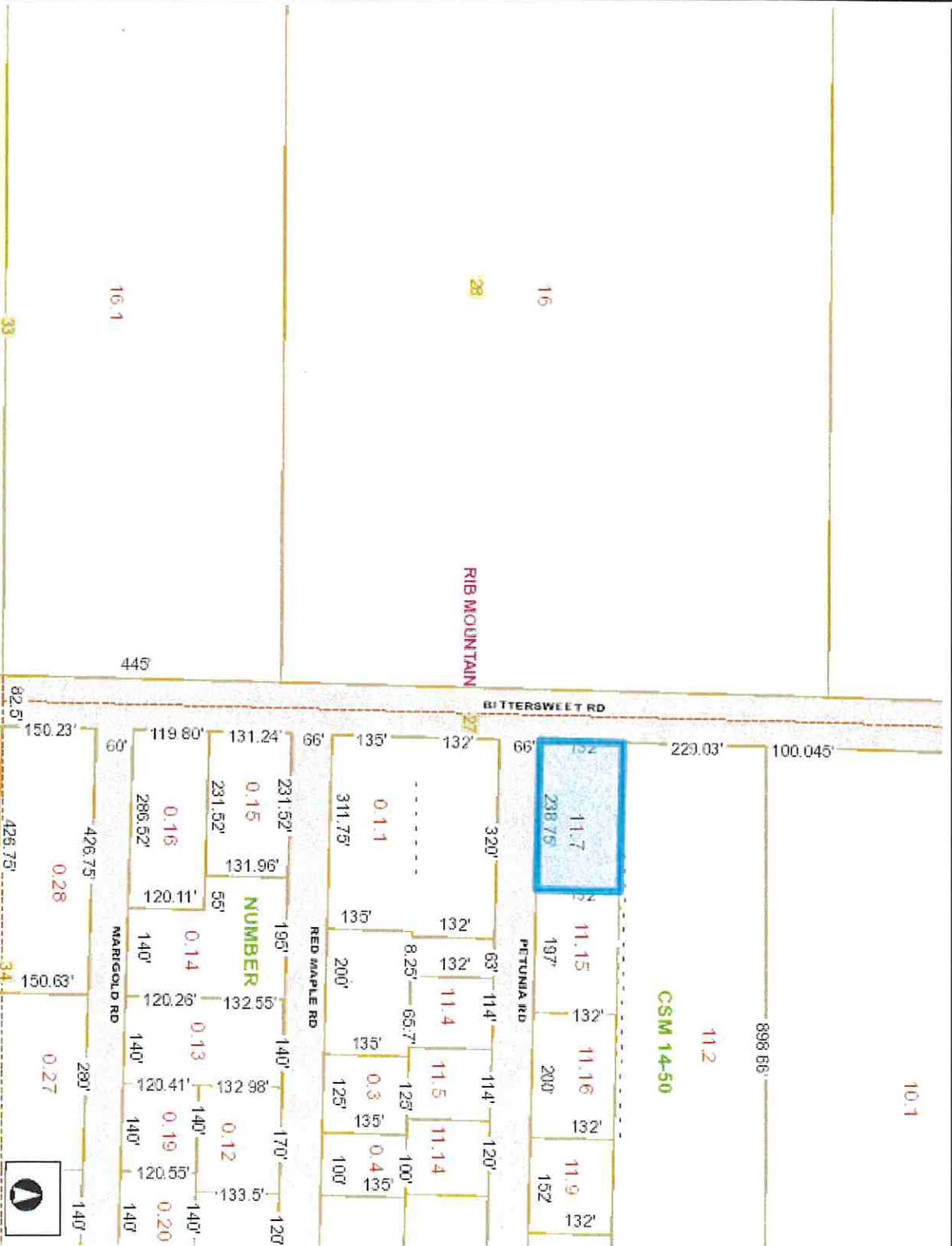
Legend

- Parcels
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- Surrounding Counties
- CLARK
- LANGLADE
- LINCOLN
- PORTAGE
- SHAWANO
- TAYLOR
- WAUPACA
- WOOD

Notes



Land Information Mapping System



TAYLOR	LINCOLN
HALSEY DREWRY BEWITT	
BERNIE LAMINE TEXAS	
HOLDON STEINHEASTON	
HULL WENCKAS BERTRANGE	
BRIGHT CHEMIST REID	
SPENCER DAYWISINE BEVENTI	
WOOD CARRIEN FRANZEN	
	PORTAGE

Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- Surrounding_Counties
- CLARK
- LANGLADE
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118.48 0 118.48 Feet
 NAD_1983_HARN_WISCRS_Marathon_County_Feet

APPRAISAL REPORT

OF



2608 PETUNIA RD
WAUSAU, WI 54403

PREPARED FOR

MARATHON COUNTY
531 WASHINGTON ST
PO BOX 1184 WAUSAU, WI

AS OF

5/26/2019

PREPARED BY

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

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SUMMARY OF SALIENT FEATURES

File No. MARATHON COUNTY

Case No.

SUBJECT INFORMATION	
Subject Address	2608 PETUNIA RD
Legal Description	SEE COMMENTS
City	WAUSAU
County	Marathon
State	WI
Zip Code	54403
Census Tract	8
Map Reference	59
SALES PRICE	
Sale Price	\$ N/A
Date of Sale	N/A
CLIENT	
Borrower	N/A
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	5/26/2019
VALUE	
Final Opinion of Value \$	6,000

5/30/2019

MARATHON COUNTY
531 WASHINGTON ST
PO BOX 1184 WAUSAU, WI

RE: N/A
2608 PETUNIA RD
WAUSAU, WI 54403
File No. MARATHON COUNTY
Case No.

Dear

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

2608 PETUNIA RD, WAUSAU, WI 54403

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 5/26/2019 is:

\$ 6,000

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

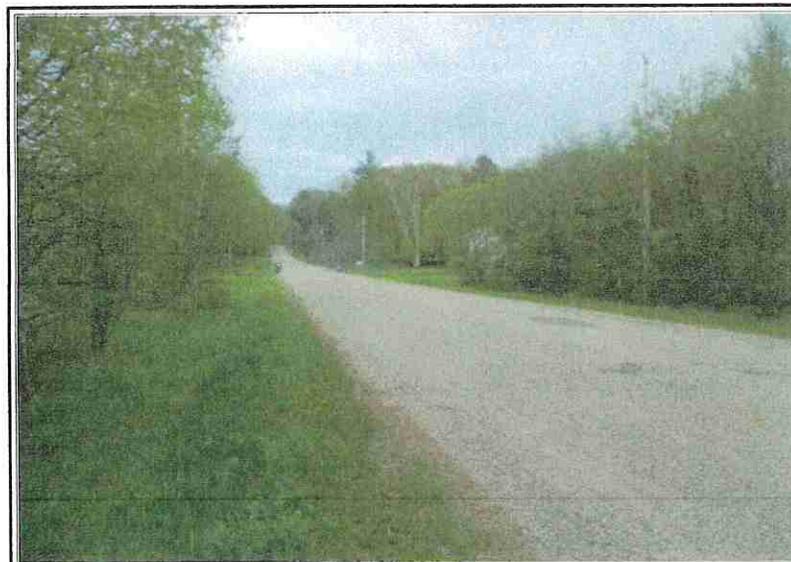
Borrower	N/A						
Property Address	2608 PETUNIA RD						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI			



**FRONT OF
SUBJECT PROPERTY**
2608 PETUNIA RD
WAUSAU, WI 54403



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

LAND APPRAISAL REPORT

File No. MARATHON COUNTY
Case No.

Borrower N/A Census Tract 8 Map Reference 59
 Property Address 2608 PETUNIA RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Legal Description SEE COMMENTS
 Sale Price \$ N/A Date of Sale N/A Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ N/A (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions NONE
 Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI
 Occupant VACANT Appraiser Gordon A Meyer Instructions to Appraiser ESTIMATE MARKET VALUE

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Good Avg.	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>
Built Up	<input checked="" type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>25</u> % 1 Family	<u>71</u> % 2-4 Family	<u>4</u> % Condo	<u>4</u> % Commercial	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominate Occupancy	(*) From _____ To _____			Property of Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	<u>\$ 100,000</u> to <u>\$ 500,000</u> Predominant Value <u>\$ 180,000</u>			Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>01</u> yrs to <u>80</u> yrs. Predominant Age <u>25</u> yrs			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): **THE SUBJECT IS LOCATED IN A RURAL ABOUT 10 MINUTES EAST OF THE CITY OF WAUSAU. THE AREA IS COMPATIBLE AND INCLUDES FARM FIELDS, SOME RESIDENTIAL PROPERTY AS WELL AS A GOOD NUMBER OF ACRES OF LOW LANDS**

SITE

Dimensions IRREGULAR = .75 ACRES Corner Lot
 Zoning Classification SR2 SUBURBAN RESIDENTIAL DISTRICT Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Elec. OFF SITE IMPROVEMENTS
 Gas Street Access Public Private
 Water Surface PAVED
 San. Sewer Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo Level LOWER AND WET LANDS
 Size .75 ACRES
 Shape Rectangular
 View AVERAGE
 Drainage UNKNOWN
 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 flood map # 55073c0393f dated 7/22/2010**

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.

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	2608 PETUNIA RD WAUSAU, WI 54403	WINCHESTER RD MOSINEE WI, 54455	4701 BAY VIEW CIRCLE MOSINEE WI, 54455	1910 KRONENWETTER DR MOSINEE WI, 54455
Proximity to Subject		1.83 miles S	13.44 miles S	2.78 miles SE
Sales Price	\$ N/A	\$ 15,500	\$ 21,888	\$ 10,000
Price /	\$ 0.00	\$ 17,613.64	\$ 25,451.16	\$ 1,945.53
Data Source	Inspection	MLS# 21808178/LOT 28 WP	MLS# 1703840	MLS# 1106856
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION 4/1/2015	DESCRIPTION 7/19/2018	DESCRIPTION 10/13/2016
Location	RURAL	RURAL	RURAL	RURAL
Site/View	.75 ACRES	.88 ACRES	.86 ACRES	5.14 ACRES
	ROAD FRONTAGE	ROAD FRONTAGE	ROAD FRONTAGE	ROAD FRONTAGE
	LOW LAND	PERKED	BUILDABLE LOT	NOT BUILDABLE
Sales or Financing Concessions				
Net Adj. (Total)		Plus X Minus \$ -9,900	Plus X Minus \$ -15,400	Plus X Minus \$ -8,500
Indicated Value of Subject		Net=-64% Gross=64% \$ 5,600	Net=-70% Gross=70% \$ 6,488	Net=-85% Gross=85% \$ 1,500

Comments on Market Data **SALES 1 & 2 ARE CLOSE TO THE SAME SIZE AND ARE BOTH BUILDABLE SITES, SALE 3 IS MUCH LARGER AND A CREEK GOING THROUGH IT. SALES 1 & 2 ARE ADJUSTED 50% BECAUSE THEY ARE BUILDABLE.**

Comments and Conditions of Appraisal: **THERE IS NO IMPROVEMENTS ON THE SUBJECT OR ANY OF THE SALES.**

RECONCILIATION

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

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 5/26/2019 to be \$ 6,000

Appraiser(s) Gordon A Meyer Review Appraiser (if applicable) Did Did Not Physically
 Date Report Signed 5/30/2019 Inspect Property _____
 State Certification # 1040-10 State WI Date Report Signed _____
 Or State License # _____ State _____ State Certification # _____ State _____
 Expiration Date of License or Certification 12/14/2019 Expiration Date of License or Certification _____

Borrower N/A
Property Address 2608 PETUNIA RD
City WAUSAU County Marathon State WI Zip Code 54403
Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

LEGAL DESCRIPTION

SEC 27-28-07 PT OF SW1/4 SW1/4 COM AT SW CORNER OF SEC N 89 DEG 16 MIN R ALONG S LINE 33' PARA WITH W LINE 860.25' TO POB, N 89 DEGREES 42 MIN EAST 247' N 132' S 89 DEGREES 42 MIN W 247' S 132' TO POB, TOWN OF RIB MOUNTAIN, MARATHON COUNTY WISCONSIN

LOT SIZE... PER COUNTY .75 ACRES

GENERAL COMMENTS

THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY TO ESTIMATE VALUE FOR QUICK AND REASONABLE SALE, THEY ARE THE INTENDED USERS

THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN ML'S SERVICE.

THE DEFINITION OF MARKET VALUE WAS INCLUDED AND TAKEN FROM FNMA

THE DIGITAL SIGNATURES USED ARE UNDER THE CONTROL OF THE SIGNING APPRAISER. I HAVE NOT COMPLETED ANY VALUATION ON THIS PROPERTY IN THE PAST 36 MONTHS THE REPORT WAS REQUESTED BY MARATHON COUNTY

I HAVE NOT COMPLETED A VALUATION ON THIS SITE IN THE PAST 36 MONTHS

MARKET TIE IS ESTIMATED AT 200 DAYS, EXPOSURE TIME AT 300 DAYS

I DISCUSSED THE SITE WITH MARATHON COUNTY PLANNING OFFICE AND THEY AGREED WITH WHAT I FOUND, THE SITE IS LEVEL AND LOW. PER THE MARATHON COUNTY WET LANDS MAP IT IS ABOUT 96% IN WET LANDS. IT COULD NOT BE BUILT ON WITHOUT OBTAINING A DNR WET LANDS FILL PERMIT AND THEN THERE MAY NOT BE ENOUGH AREA OUTSIDE THE WETLANDS FOR A SEPTIC SYSTEM.

THERE IS A HOME ON THE SITE TO THE EAST, BUT THAT SITE IS 98% OUT OF THE WET LAND AREA.

THIS IS JUDGED NOT TO BE A BUILDABLE SITE AS IT EXISTS. IT MAY BE POSSIBLE TO USE PART OF THE SITE FOR A SMALL GARAGE OR SOME SMALL TYPE OF SITE OR IT COULD BE ADDED TO THE NEIGHBORS SITE.

THIS SITE WAS OBTAINED BY THE COUNTY 8/31/2018

Borrower N/A
 Property Address 2608 PETUNIA RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

This Appraisal conforms to one of the following definitions:

Complete Appraisal
 The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.

Limited Appraisal
 The act or process of estimating value, or an estimation of value, performed under and resulting from invoking the Departure Provision.

This Report is one of the following types:

Self Contained Report
 A written report prepared under Standards Rule 2-2(A) of a complete or limited appraisal performed under Standard 1.

Summary Report
 A written report prepared under Standards Rule 2-2(B) of a complete or limited appraisal performed under Standard 1.

Restricted Report
 A written report prepared under Standards Rule 2-2(C) of a complete or limited appraisal performed under Standard 1.

Comments on Appraisal and Report Identification

Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

Multiple horizontal lines for providing comments.

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 considers his 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; 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 LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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 the appraisal report whether 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.
4. 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: _____ 2608 PETUNIA RD, WAUSAU, WI 54403 _____

APPRAISER:

Signature: _____
 Name: Gordon A Meyer
 Date Signed: 5/30/2019
 State Certification #: 1040-10
 or State License #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2019

SUPERVISORY APPRAISER (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Borrower N/A
 Property Address 2608 PETUNIA RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

Marathon County Land Record

Report Generated:
5/27/2019 at 11:01:37 PM



Request: 06828072730984
 PIN: 068-2807-273-0984
 Parcel: 34-272807-011-007-00-00
 Municipality: Town of R18 MOUNTAIN

For reference purposes only.
 No warranties are expressed or implied for the data provided.

View Type: Public

Account: None

(1) General Parcel Information:

PIN 068-2807-273-0984
 Parcel Number 34-272807-011-007-00-00
 Parcel Status Active
 Sale Type Undefined
 Sale Date 08/31/2018
 Sale Amount \$0.00
 Transfer Tax \$0.00
 Deed Type Tax Deed
 Deed Reference 1765331
 Mailing Address 500 FOREST ST
 WAUSAU WI
 54403

(3) Parcel Addresses:

Address # 1 2608 PETUNIA RD WAUSAU WI 54401

(4) Parcel Descriptions:

Year	Acre	Description
1987	0.75	SEC 27-28-07 PT OF SW 1/4 SW 1/4 COM AT SW COR OF SEC N 89 DEG 16 MIN E ALG S LN 33' N PARA WITH W LN 850.25' TO POB N 89 DEG 42 MIN E 247' N 132' S 89 DEG 42 MIN W 247' S 132' TO POB

(5) Parcel Assessment:

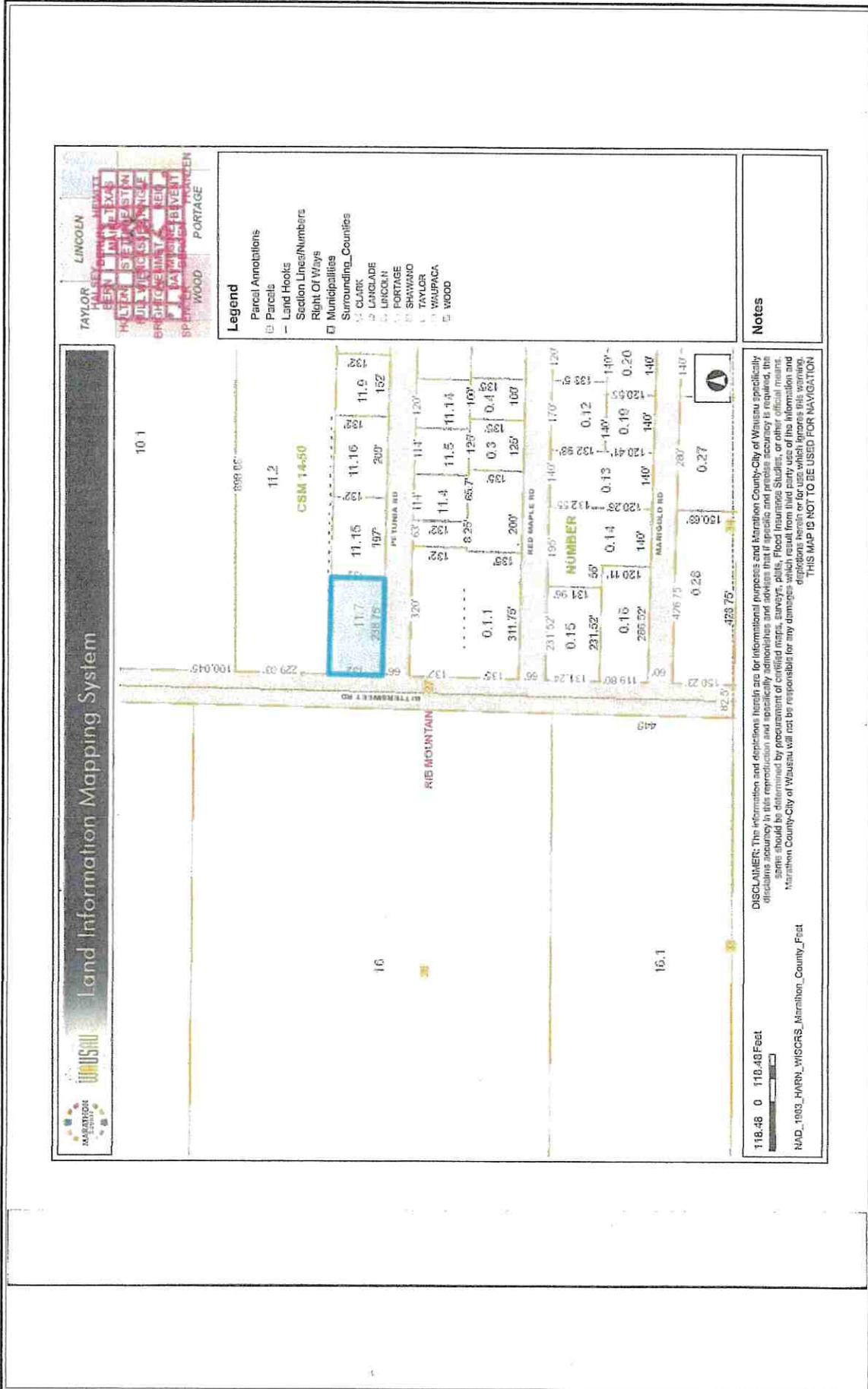
Year	Use	Acre	Land Value	Improvement Value	Total Value
2005	RESIDENTIAL	0.75	\$36,900.00	\$0.00	
	Totals for 2005	0.75	\$36,900.00	\$0.00	\$36,900.00
1997	RESIDENTIAL	0.75	\$6,900.00	\$0.00	
	Totals for 1997	0.75	\$6,900.00	\$0.00	\$6,900.00
1992	RESIDENTIAL	0.75	\$6,100.00	\$0.00	
	Totals for 1992	0.75	\$6,100.00	\$0.00	\$6,100.00
1987	RESIDENTIAL	0.75	\$4,600.00	\$0.00	
	Totals for 1987	0.75	\$4,600.00	\$0.00	\$4,600.00

(8) Recent Taxes:

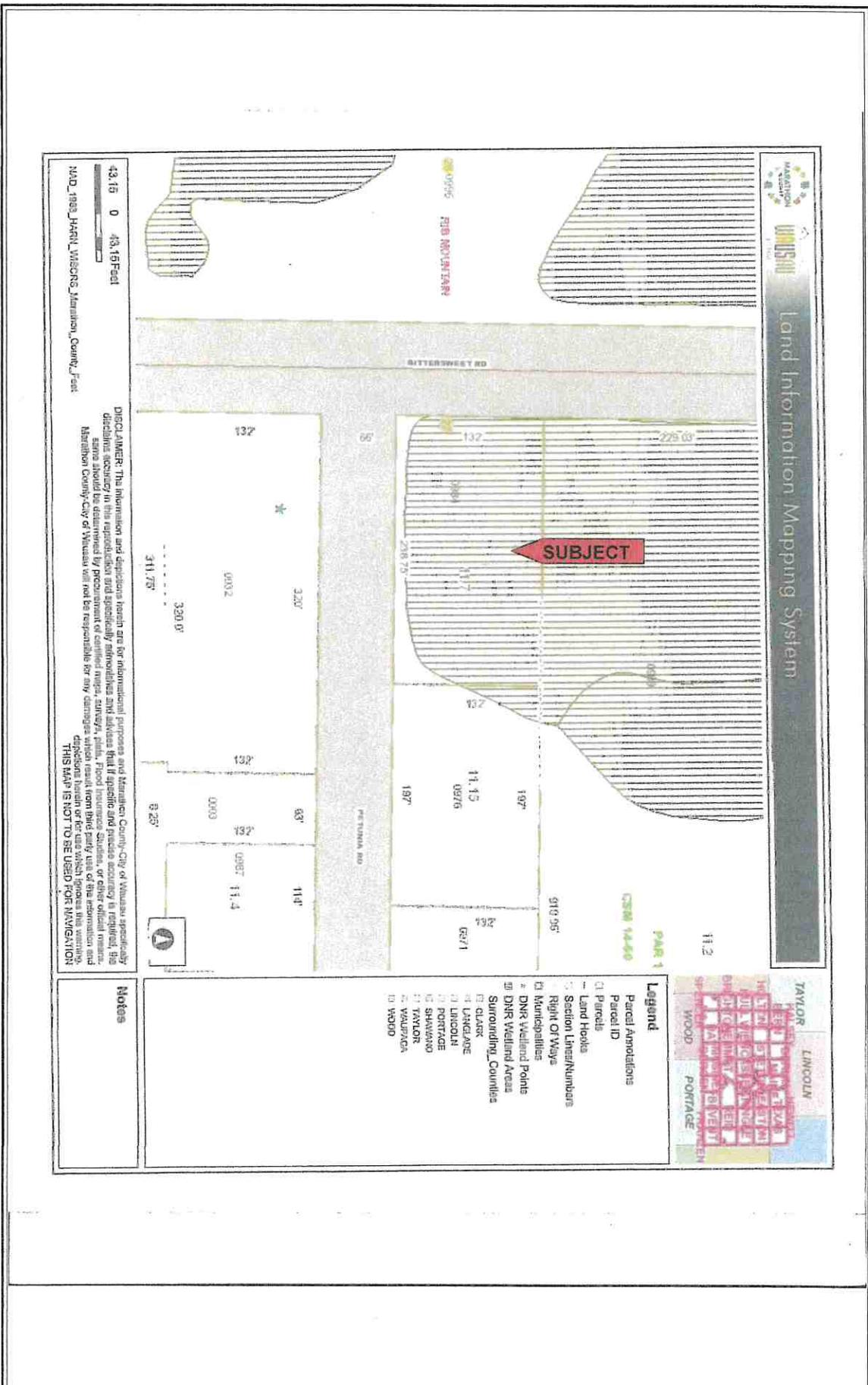
[View](#) Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2018					Fair Mkt. Value	41,100.00
	General Net	766.69			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	766.69	0.00	766.69	Land	36,900.00
	Special	0.00	0.00	0.00	Use Assessment	0.00

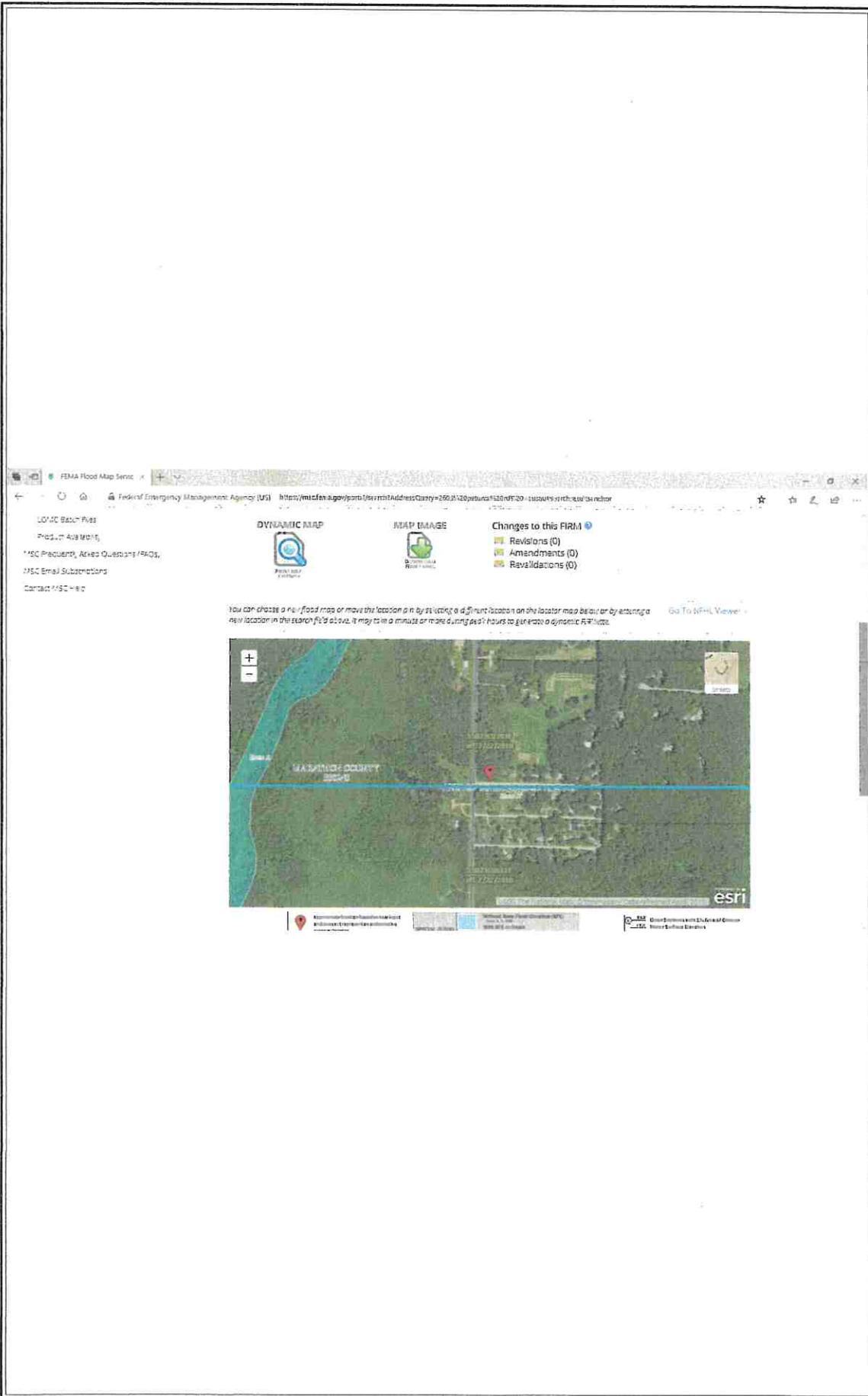
Borrower N/A
 Property Address 2608 PETUNIA RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI



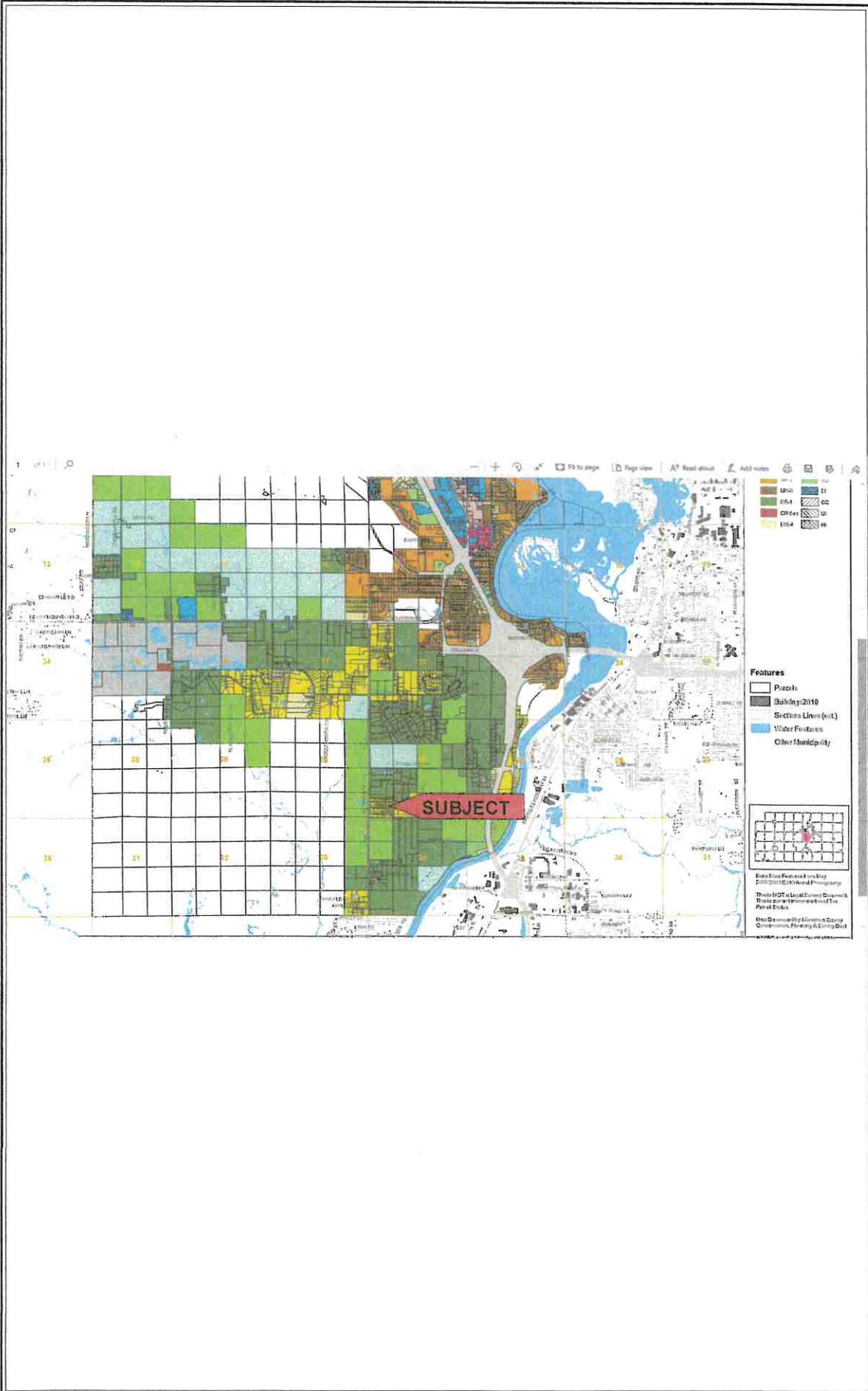
Borrower N/A
 Property Address 2608 PETUNIA RD
 City WAUSAU County Marathon State WI Zip Code 54403
 Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI



Borrower N/A
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Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

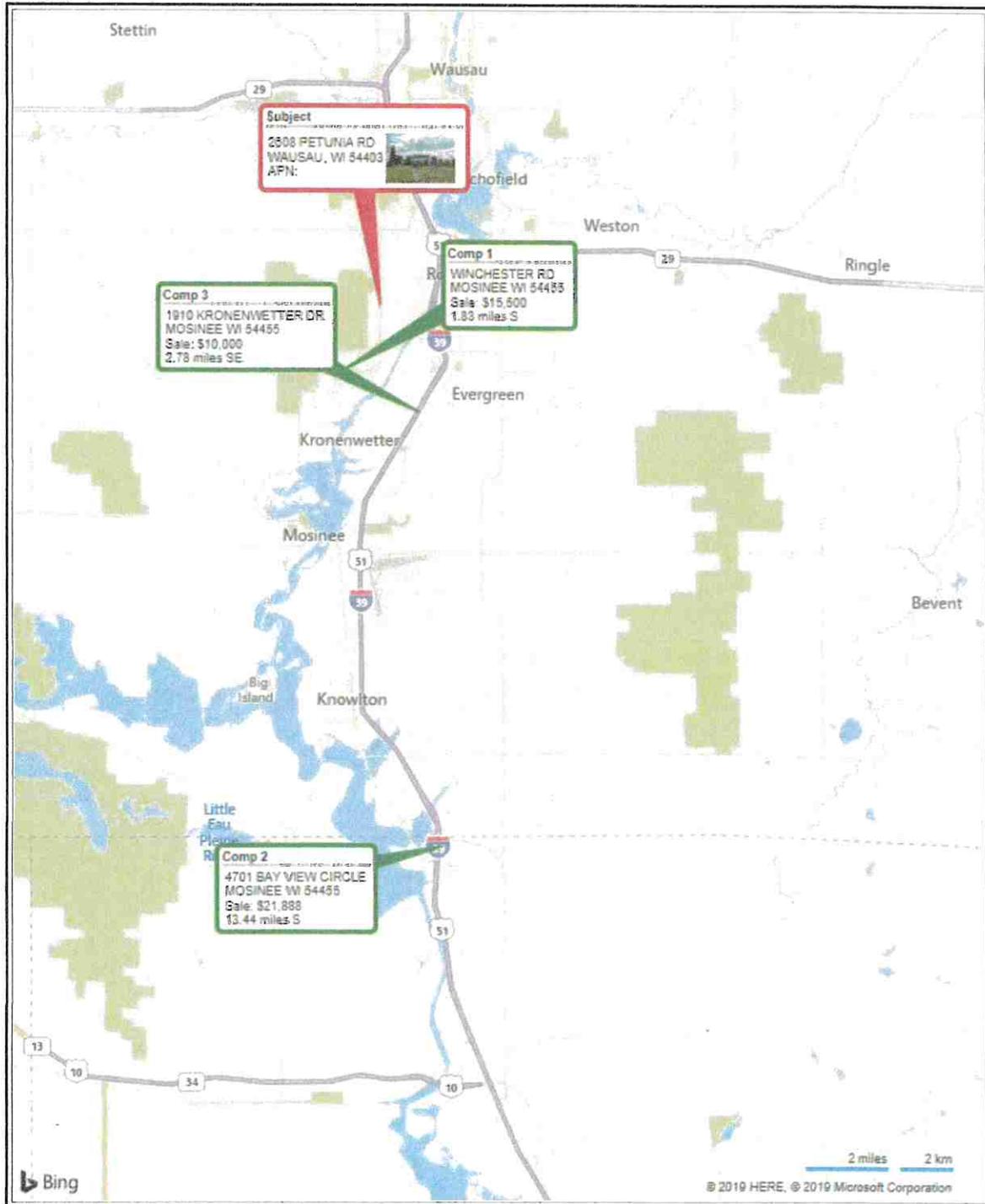


Borrower N/A
Property Address 2608 PETUNIA RD
City WAUSAU County Marathon State WI Zip Code 54403
Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI



Borrower N/A
Property Address 2608 PETUNIA RD
City WAUSAU County Marathon State WI Zip Code 54403
Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

SUBJECT COMP 1 COMP 2 COMP 3



COMP 4 COMP 5 COMP 6

Borrower N/A
Property Address 2608 PETUNIA RD
City WAUSAU County Marathon State WI Zip Code 54403
Lender/Client MARATHON COUNTY Address 531 WASHINGTON ST, PO BOX 1184 WAUSAU, WI

NO. 1040-10

EXPIRES 12/14/2019

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
GORDON A MEYER

was granted a certificate to practice as a
CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 7th day of January in the year 2000.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.



Louise E. Gutierrez
Director

This certificate was printed on the 14th day of December in the year 2017.

.GORDON A MEYER
4503 Augstine Ave
Weston, Wi 54476

Office location

4503 Augustine avenue
Weston, wi
715 359 2445
email///gmeyerappraisal@gmail.com
fax 715 241-8859
phone 715 573 -1905

State standing

CERTIFIED GENERAL APPRAISER # 1040
Certified General and License Appraiser

General Appraisal Experience

Real Estate Appraisal since 1980

Residential Appraisal

Residential new construction

Commercial and operating business property

Commercial New construction

Condemnation

Residential plat development reports

Subdivision development

Vacant land

Rercreational

Condo

Multi family and income property

Highway development

Special project reports

Approved for

Fha/Hud
Federal Veterans Administration
State Veterans reports
Wheda reports
Rural Housing
Fmha reports

General information

Assessor 1 designation

Expert witness status in the counties of Langlade, Shawano, Oconto, Marathon

Authored " rural guide to residential appraising" for NAREA

Past Board of directors for NLS listing service
Member NLS listing service
Member Wausau MLS listing service
Member Wisconsin Realtors Association

Legal actions or professional sanctions against
appraiser ..none
Claims against E & O insurancenone

GENERAL EDUCATION

UW Stevens Point ..1966-1968
UW-Oshkosh1968-1970
Madison Business College ..real estate program1979
University of Upper Iowa..general classes ...1993, 1994,1995

Appraisal specific education

101.introduction to Appraisal ... institute

Standards of Professions Practice..institute

Rural Property Appraising.....NAIFA

Wis Dept of Transportation land acquisition program

Business AppraisalNational Assoc. of Master Appraisers

Narrative report writingNAIFA

Market Data Analysis.....NAIFA

Single Family report writingNAIFA

Property ValuationNCTI

Multi Family report writingWis Realtors assoc

Over-view of USPAPWis Realtors assoc.

Standards of Professional Practice ...Wis Realtors Assoc.

Appraisal EvaluationWis. Realtors Assoc.

Introduction to FHA Appraising2000

2.0 Financial Analysis ...IFA ..1997

2.1 Introduction to income analysisIFA 1997

2.2 Techniques to income property appraising ..IFA 1999

5.0 Professional standards ...IFA

Uniform standards of Professional Practice2001 McKissock

Information Technology and the appraiser ..2001

Mc Kissock

Factory Built housing.....2001.....Mc Kissock
Unusual and difficult property appraising ...2001 ..KcKissock
Numerous FHA, and assessing update programs and information
Mc Kissock 2003 uspap 4 hour program
Does your report conform with USPAP10.2003 7 hours
Construction basics.....Mc Kissock.....10.2003 ...7 years
2005 ... USPAP updates....7 hours
2005 ...Appraising high valued residential property.....Mc Kissock 7 hours
2005 ...Appraisal review ,,,,,,Mc Kissock.,.7 hours
2005 ...Fannie Mae Revisions and the appraiserMc Kissock 7 hours
2007..... Appraisal trends 7 hours ... Mc Kissock
2007.....The art of residential Appraisal review..... 7 hors.... Mc Kissock
2007.....USPAP update # 101 ..8 hours..... The Columbia Institute
2007.....FHA, the URAR and ther 1025 class # 104 8 hours.... Columbia
2009.....National USPAP updates mc kissock
2009.....Current Issues in Appraising..... Mc Kossock
2009.....Introduction to expert Witness testimony ...Mc Kissock
2009.....Form changes and updates Mc Kissock
2011 uspap 2011 revisions class Mc Kissock
2011 FHA appraising today Mc Kissock
2011 Appraising apartments Mc Kissock
2011 Site and land valuation Mc Kissock
2013 appraising FHA today Mc Kissock
2013 residential appraisal review Mc Kissock

resume2014.txt

2013	Residential report writing	Mc Kissock
2013	2013 USPAP updates	Mc Kissock
2015	uspap	Mc Kissock
2015	The new Fha handbood 4000.1	Mc Kissock
2015	Avoiding Morgage Fraud	Mc Kissock
2015	Appraisal of ownwer occupied commercial property	
2016	CBRF Ethics class	
2017	USPAP update class	Mc Kissock
2017	Appraiser liability	Kc Kissock
2017	Appraisal of mini storage units	Mc Kissock
2017	Land appraisal	Mc Kissock



Health Department
1000 Lake View Drive, Suite 100
Wausau, WI 54403-6797

Tel/TDD: 715-261-1900
Fax: 715-261-1901
www.co.marathon.wi.us

April 27, 2018

Audrey Jensen
Marathon County Treasurer
500 Forest Street
Wausau, WI 54403

Dear Ms Jensen

An Environmental Transaction Screen (ETS) was conducted for the Richard Hubert property located at 2608 Petunia Road, Wausau, WI on July 10, 2012. On April 26, 2018 I did a reassessment of the property to verify if changes have occurred. Based on my observations, my finding and recommendations are still consistent with the previous report dated July 16, 2012.

If you have questions please call.

Sincerely,

A handwritten signature in black ink that reads "Keith Baine". The signature is written in a cursive, flowing style.

Keith Baine
Environmental Health Sanitarian



Health Department
1000 Lake View Drive, Suite 100
Wausau, WI 54403-6797

Tel/TDD: 715-261-1900
Fax: 715-261-1901
www.co.marathon.wi.us

July 16, 2012

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 Richard Hubert property, located at 2608 Petunia Road, Wausau, WI. 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 .75 acres in size. The property is located in Sec 27-28-7 in the Town of Rib Mountain, Marathon County, Wisconsin. The property is bordered by County Road KK and Petunia Road. There are no structures on the property. The lot is wooded. There are no wells or sanitary permits listed for this property. The properties surrounding the lot are residential housing and wooded lots. The property is not located in a floodplain.

Bases on observations made during the walk-through inspection on July 10, 2012 and the records review of the property, the following items have been identified as potential sources of contamination on the property.

Findings:

- A) No items or potential sources of contamination were noted on 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.

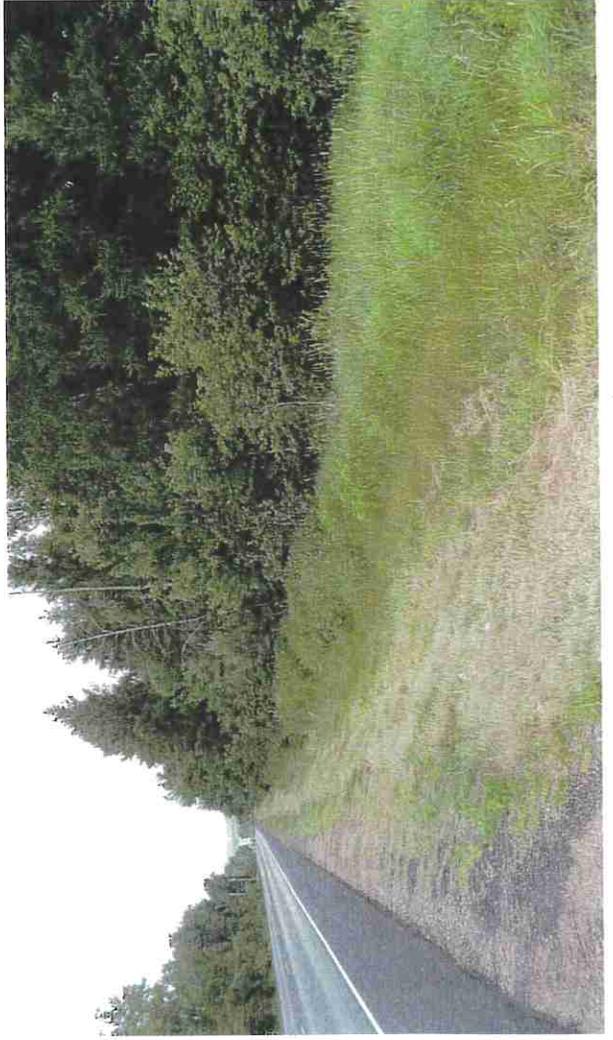
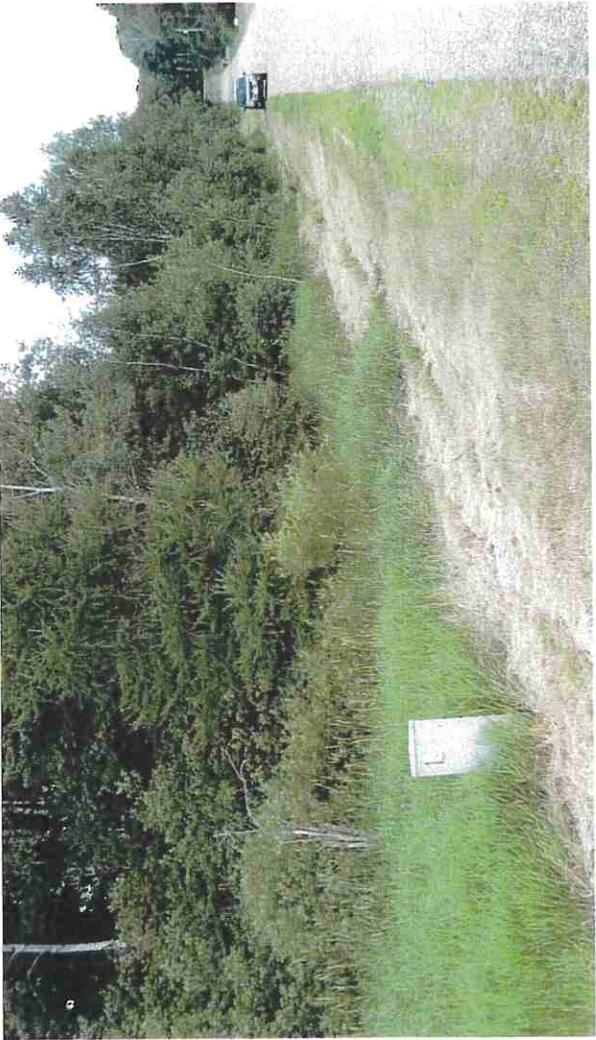
If you have any questions, please call.

Sincerely,

A handwritten signature in cursive script that reads "Keith Baine".

Keith Baine
Environmental Health Sanitarian

cc: D. Grosskurth, MCHD



PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

Adr 1 02608 PETUNIA RD

WAUSAU 54401 0000

wn 1 MARATHON COUNTY

B

Tax Statement:	2018	2017	2016	2015	2014	2013	2012	2011	(more)
11 Tax Bill(s) on File.			Payoff Figure For						February 2019 :
Tax Year 2018	Delinquent		Payoff For this Year						: 15,010.89
	Due								: 778.19
General Net . . .	766.69								Values
Lottery Credit:									1
General Tax . . .	766.69								36,900
Special									Use Asmt:
Wood.									Imprvmt:
Other									Wood.
Tax Totals. . . .	766.69			.00		766.69			Total
Int/Penalty . . .	11.50					11.50			EFMV.
									WoodEFMV:

F2=Tax Receipts

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



MEMO

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

OFFICIAL NOTICE

TO:

James Griesbach, Commissioner - Highway Department
Becky Frisch, Director, Conservation, Planning & Zoning Office
Jamie Polley, Director-Park, Recreation & Forestry Department

This notice is intended to comply with Marathon County General Code of Ordinance Section 3.20(3)(a) requiring that notice of such sale is mailed to other County Departments of tax deed land, the purpose being for those departments to determine if those lands fall within County program needs.

At this time, Marathon County plans to sell the tax delinquent property. The exact date of the sale will be set after appraisal and other background work has been completed.

Please respond in writing or e-mail to Nan Kottke, Marathon County Clerk nan.kottke@co.marathon.wi.us within 30 days if the lands listed below are determined to meet your programs needs or department has no interest.

By Authority of: Nan Kottke, Marathon County Clerk
Dated this 17th day of December, 2018

Parcel descriptions:

TOWN OF RIB MOUNTAIN

PT OF SW1/4 SW1/4 COM AT SW COR OF SEC N 89 DEG
16 MIN E ALG S LN 33' N PARA WITH W LN 860.25' TO
POB N 89 DEG 42 MIN E 247' N 132' S 89 DEG 42 MIN W
247' S 132' TO POB #068.2807.273.0984

TOWN OF TEXAS

T701 MARSHALL HILL RD
M548-251 .120 A
PT OF GOVT LOT 3 - LOT #1
CSM VOL 24 PG 38 (#6423)
#078-2907-125-0974

VILLAGE OF WESTON

CRANE MEADOWS – FIRST ADD
LOT 77
.350 ACRES
M715-297 1233189
#192-2808-322-0078

CITY OF WAUSAU

608 Adams Street
1436780PR
A WARRENS THIRD ADD LOT 2 BLK 13
#291-2907-253-0002

CITY OF WAUSAU

110 MILLER AVENUE
1595210LC M440-786
SARAH J MILLERS ADD LOT 5
AND ALL THAT PT OF ALLEY NOW VAC LYG N
OF SAID LOT BLK 2 INCL THE WLY PT OF VAC ALLEY LYG
E OF SD LOT #291-2807-012-0023

CITY OF WAUSAU

1308 N 16TH AVE
1718115QC .360 A
WESTVIEW TERRACE ADD
LOT 5 BLK 1 #291-2907-224-0090

→→→→ →OVER



MEMO

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

OFFICIAL NOTICE

TO: Municipal Clerk: Towns of Rib Mountain, Texas; Village of Weston; City of Wausau

FROM: Nan Kottke, County Clerk - Marathon County, Wisconsin
Sale of Tax Delinquent Land

This notice is intended to comply with Marathon County General Code of Ordinance Section 3.20(13) requiring that notice of such sale is mailed to the clerk of the municipality in which the real estate is located, at least six (6) weeks prior to the publication of the first legal notice.

At this time, Marathon County plans to sell the tax delinquent property. The exact date of the sale will be set after appraisal and other background work has been completed.

Please contact Nan Kottke, Marathon County Clerk, if your municipality has any interest in these tax delinquent land parcel within 30 day from the receipt of this notice in writing or email: nan.kottke@co.marathon.wi.us

By Authority of: Nan Kottke, Marathon County Clerk
Dated this 17th day of December, 2018

Parcel descriptions:

TOWN OF RIB MOUNTAIN

PT OF SW1/4 SW1/4 COM AT SW COR OF SEC N 89 DEG
16 MIN E ALG S LN 33' N PARA WITH W LN 860.25' TO
POB N 89 DEG 42 MIN E 247' N 132' S 89 DEG 42 MIN W
247' S 132' TO POB #068.2807.273.0984

TOWN OF TEXAS

T701 MARSHALL HILL RD
M548-251 .120 A
PT OF GOVT LOT 3 - LOT #1
CSM VOL 24 PG 38 (#6423)
#078-2907-125-0974

VILLAGE OF WESTON

CRANE MEADOWS – FIRST ADD
LOT 77
.350 ACRES
M715-297 1233189
#192-2808-322-0078

CITY OF WAUSAU

608 Adams Street
1436780PR
A WARRENS THIRD ADD LOT 2 BLK 13
#291-2907-253-0002

CITY OF WAUSAU

110 MILLER AVENUE
1595210LC M440-786
SARAH J MILLERS ADD LOT 5
AND ALL THAT PT OF ALLEY NOW VAC LYG N
OF SAID LOT BLK 2 INCL THE WLY PT OF VAC ALLEY LYG
E OF SD LOT #291-2807-012-0023

CITY OF WAUSAU

1308 N 16TH AVE
1718115QC .360 A
WESTVIEW TERRACE ADD
LOT 5 BLK 1 #291-2907-224-0090

→→→→ →OVER

TAX DEED

Document Number

RECORDED

August 31, 2018 1:18 PM

DEAN J. STRATZ, REGISTER OF DEEDS

EXEMPT: 77.25(2)

DOC# 1765331 PAGES: 1



1765331

To all whom these presents shall come, greeting:

WHEREAS, Audrey Jensen, 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:

TOWN OF RIB MOUNTAIN

PT OF SW1/4 SW1/4 COM AT SW COR OF SEC N 89 DEG 16 MIN E ALG S LN 33' N PARA WITH W LN 860.25' TO POB N 89 DEG 42 MIN E 247' N 132' S 89 DEG 42 MIN W 247' S 132' TO POB

#068.2807.273.0984

TAX DELINQUENT PROPERTY

APPROVED TAKING BY HUMAN RESOURCES AND FINANCE & PROPERTY COMMITTEE-JULY 23, 2018

EXEMPT 77.25(2)

Property formerly owned by: RICHARD T. HUBERT
112 W STROWBIDGE ST - APT #3
WAUSAU WI 54401

was included in the tax certificate issued to the County of Marathon on April 6, 2018 for the nonpayment of real property taxes, special assessments, special charges or special taxes, in the amount of \$ 1329 dollars and 37 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 31st day of August, 2018.

Done in the Presence of

Kim J. Simblood

Nan Kottke, Marathon County Clerk
State of Wisconsin

STATE OF WISCONSIN }
COUNTY OF MARATHON }ss.

Personally came before me this 31st day of August, 2018 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, Notary Public
Marathon County, State of Wisconsin
My Commission Expires: 6/23/2021

Drafted By: Nan Kottke, Marathon County Clerk

Name and Return Address

MARATHON COUNTY CLERK'S
OFFICE

#34.272807.011.007.00.00
#068.2807.273.0984
(Parcel Identification Number)

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:52:01

PIN 068 2807 273 0984 Town of RIB MOUNTAIN
Parcel 34 272807 011 007 00 00 Status: **ACTIVE**
Pin 1 02608 PETUNIA RD WAUSAU 54401 0000
Twn 1 MARATHON COUNTY B

General Parcel Information:

PIN.: 37 068 4 2807 273 0984 Town of RIB MOUNTAIN
Parcel Number : 34 272807 011 007 00 00 Parcel Status: ACTIVE
Sale Date. . . : 8/31/2018 Sale Type. . : Blank
Sale Amount. . : 0 Transfer Tax : .00
Deed Type. . . : Tax Deed
Deed Reference: 1765331
MAILING ADDRESS MARATHON COUNTY
500 FOREST ST
WAUSAU WI 54403 USA

F2=Owners F3=Exit F4=Prompt F7=Previous F8=Next F24=More
Positioning to PIN: 068 2807 273 0984 +

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:52:56

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

in 1 02608 PETUNIA RD

WAUSAU

54401 0000

in 1 MARATHON COUNTY

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

6/13/19
14:53:03

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

1 02608 PETUNIA RD

WAUSAU

54401 0000

1 MARATHON COUNTY

B

Parcel Addresses:

1 Parcel Address(es) on File

#	House	Street	Unit	City	Zip
1	02608	PETUNIA RD		WAUSAU	54401 0000

Bottom

F2=Description

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:08

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

Tr 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Parcel Descriptions:

1 Description(s) on File

Year	Acres	Front	Depth	Flood Line	Description
1987	.750				

1 SEC 27-28-07

2 PT OF SW 1/4 SW 1/4

3 COM AT SW COR OF SEC N 89

4 DEG 16 MIN E ALG S LN 33' N

5 PARA WITH W LN 860.25' TO

6 POB N 89 DEG 42 MIN E 247'

7 N 132' S 89 DEG 42 MIN W

+

F2=Assessments

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:12

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: ACTIVE

Tr 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Parcel Assessment:

5 Assessment(s) on File

Year	Tax District	Class /Use	Acres	Land Value	Imprv Value	Total Value
2019	1	Totals				
2005	1	Totals . . . . .	.750	36900		36900
		RESIDENTIAL -Taxable 1	.750	36900		
1997	1	Totals . . . . .	.750	6900		6900
		RESIDENTIAL -Taxable 1	.750	6900		
1992	1	Totals . . . . .	.750	6100		6100
		RESIDENTIAL -Taxable 1	.750	6100		
1987	1	Totals . . . . .	.750	4600		4600

More...

F2=Special Assessments

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:16

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

1 02608 PETUNIA RD

WAUSAU

54401 0000

1 MARATHON COUNTY

B

Parcel Special Assessments:

0 Special Assessment(s) on File

Tax Year Code	Tax Due	Tax Paid	Tax Left Bond	Unit
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F2=Tax Statements

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

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

Tr 1 02608 PETUNIA RD

WAUSAU

54401 0000

Ln 1 MARATHON COUNTY

B

Tax Statement:	2018	2017	2016	2015	2014	2013	2012	2011	(more)
11 Tax Bill(s) on File.			Payoff	Figure	For	June	2019	. . .	:
Tax Year 2018	Delinquent		Payoff	For this Year	. . . . .	:			15,475.83
	Due		Paid				Left		824.19
General Net . . .	766.69						Tax District		1
Lottery Credit:							Land . . .		36,900
General Tax . . .	766.69				766.69		Use Asmt:		
Special							Imprvmt:		
Wood							Wood . . .		
Other							Total . . .		36,900
Tax Totals . . .	766.69		.00		766.69		EFMV . . .		41,100
Int/Penalty . . .	57.50				57.50		WoodEFMV:		

F2=Tax Receipts

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:24

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

'r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Parcel Tax Receipts:

1 Tax Receipt(s) on File

Item	Value	Item	Due	Applied To	Transaction
Tax Year: 2007		Tax Due :	726.06	G 363.06	
By: RICHARD HUBERT				S	Cash: 363.06
Trans # : 2167950		Interest:			Chks:
Pay Type: I		Penalty :			Lott:
Drawer #: 706801		Tx Deed :			Chge:
Trn Date: 1/31/2008		Othr Chg:			JV #:
Pst Date: 2/12/2008					JV Amt:
Pst Time: 16:07.59		Teller. : MNTRLIB1		Tax Outstd:	363.00

Bottom

F2=Cross Reference

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:30

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

'r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Parcel Cross References:

0 Cross Reference(s) on File

Reference

Type

Year

F2=Tax History

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:34

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

'r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Tax History: 2008 2006 2005 2004 2003 2002 2001 2000 (more)

15 Tax Bill(s) on File.

Tax Year	Item	Value	Item	Value
2008	General Net	689.82	EFMV.	39,400
	Lottery Credit.		Wood EFMV :	
	General Tax	689.82	Land.	36,900
	Special Assessments		Use Asmt. :	
	Special Charge.		Improvemnt:	
	Forest Crop		Wood.	
	Woodland		Total	36,900
	Managed Forest Open		Tax Dist. :	1
	Managed Forest Closed			
	Total Paid	689.82		

F2=Lottery Credits

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:43

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

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

6/13/19
14:53:48

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

'r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Zoning

0 Zoning Records on File.

Year	Flood Plain	Wetlands	Zoning	Zone Use	Ordinance
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F2=Sanitary Permits

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:52

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

'r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Sanitary Sewer Permits

0 Sanitary Sewer Permit Records on File

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

LRS10801
LRS108I

Land Records
Browse

6/13/19
14:53:57

PIN 068 2807 273 0984

Town of RIB MOUNTAIN

Parcel 34 272807 011 007 00 00

Status: **ACTIVE**

r 1 02608 PETUNIA RD

WAUSAU

54401 0000

wn 1 MARATHON COUNTY

B

Nonmetallic Mine Permits

0 Nonmetallic Mine Permit Records on File

Item	Value
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F2=General Information

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