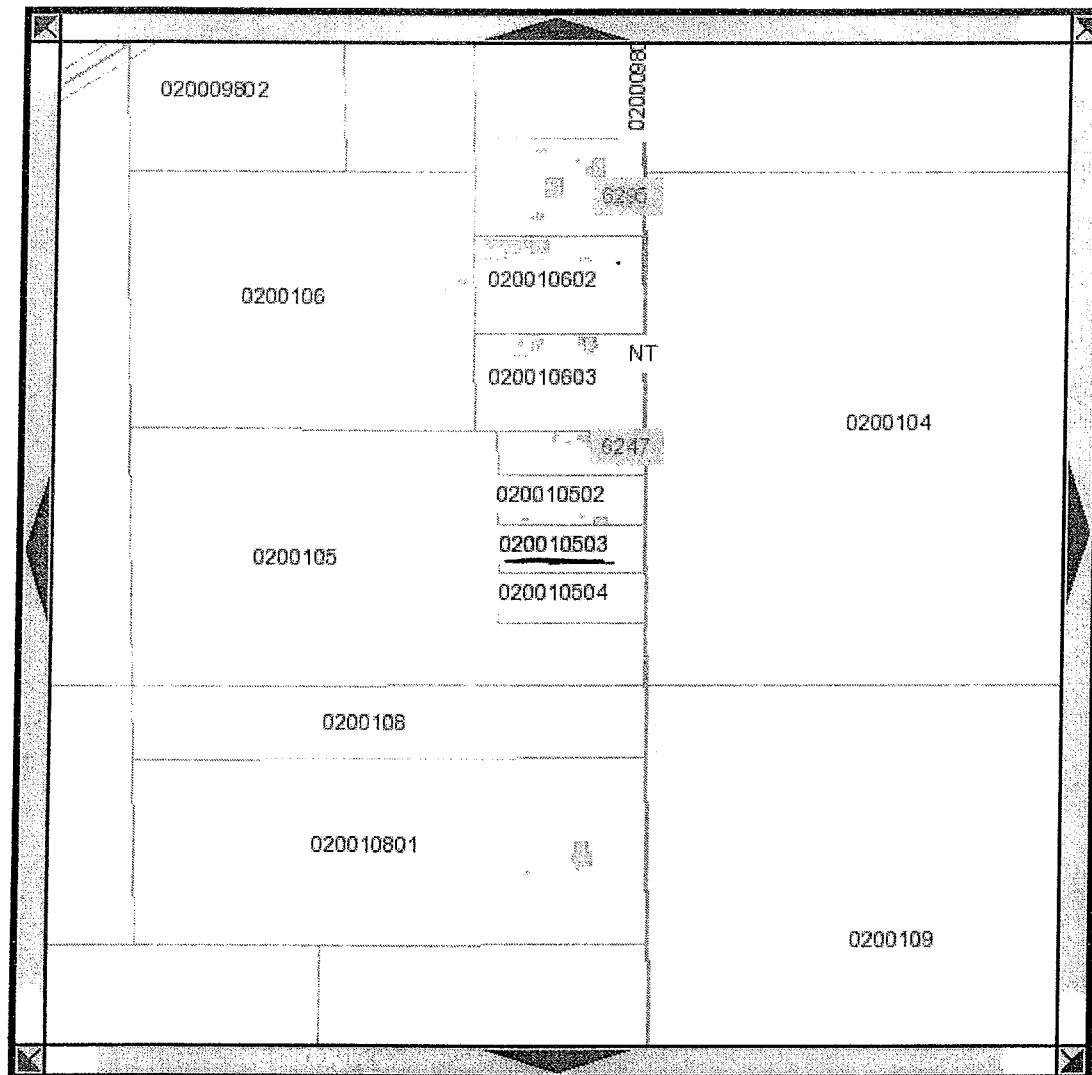




# Winnebago County GIS Viewer and Property Profiler



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For the lot at Lake Poygan Road the 3 comparable sales are:

- Lot 33 at White Petal Court in the town of Clayton for \$15,000 on 4/8/11
- Lot 33 Emerald Crown Parkway in the town of Clayton for \$19,000 on 5/4/11
- Lot 44 Jade Tree Terrace in the town of Clayton for \$19,900 on 4/15/11

Two of the three comparable lots are 1 acre and the third is 1.28 acres, with the subject lot being 0.98 acres. All 3 comparables are in subdivisions and all 3 have passed perk tests. Subject property has not, nor is it in a subdivision. The town of Poygan had the land assessed at \$15,000 and the falling down shed at \$800. The shed and other trash will need to be removed.

Suggested price for Lake Poygan Road lot is \$13,000

**Krueger, Mary (treas)**

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**From:** rohbil@aol.com  
**Sent:** Tuesday, July 26, 2011 10:44 AM  
**To:** Krueger, Mary (treas)  
**Subject:** Re: tax foreclosure properties

Mary,

First of all, I am very sorry for the delay; I've been extremely busy.

Secondly, unfortunately what the county has "into" it has no bearing what a buyer might be willing to pay.

Having said that, I would suggest the following:

~~Town of Poygan - \$12,000~~

\* Town of Utica - \$8,000.

\* City of Oshkosh - (probably non-conforming) - \$6,500.

I certainly hope this helps.

Bill Roh

-----Original Message-----

**From:** Krueger, Mary (treas) (treas) <MEKrueger@co.winnebago.wi.us>  
**To:** Kathy Lennon <kathy.lennon@gmail.com>; Roh, Bill <Rohbil@aol.com>  
**Sent:** Mon, Jul 11, 2011 2:47 pm  
**Subject:** tax foreclosure properties

Vinnebago County has 3 properties I am asking your assistance in determining a value for.

Town of Poygan - Parcel number 020-0105-03. Located on Lake Poygan Rd. The town had the property assessed at 15,800 (land \$15,000 improvements \$800). Currently our costs are \$1,428.44. The size is .98 of an acre. The improvements consist of a shed that is falling down.

Town of Utica - Parcel number 024-0198-01. Located at 1804 County Rd FF. The town had the property assessed at 18,300 (land \$9,000 improvements \$9,300). Currently our costs are \$1,783.96. The size is .40 of an acre. The improvements consist of an old building that is falling down (no where near the value of \$9,300). There is other trash, trees and vehicles left at the property also.

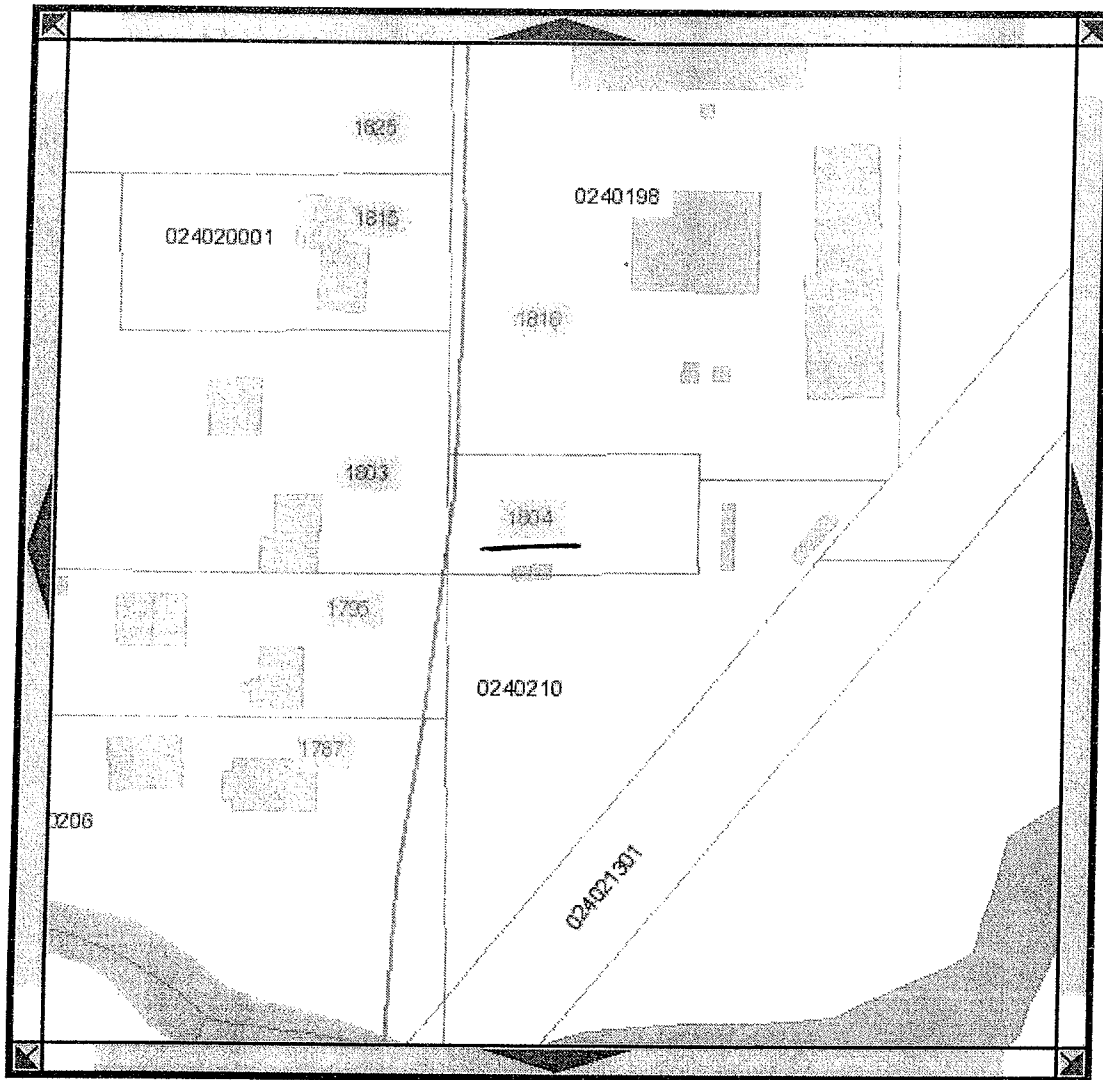
City of Oshkosh - Parcel 910-0132-01. Located at formerly 1035 Jefferson St. The city had the property assessed at 3,600 (just land). Currently our costs are \$11,568.21 (house was razed in 2007). The size is 40 x 120. One neighboring property is owned by Sec. Housing & Urban Dev. (foreclosure) and the other is owner occupied.

you could do a market analysis and let me know what value you come up with for each it would be greatly appreciated. you need any other information please let me know.

Mary E. Krueger  
Winnebago County Treasurer  
20) 236-4775



# Winnebago County GIS Viewer and Property Profiler



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For the lot at 1804 County Road FF the 3 comparable sales are:

- Lot 22 Highway A in the Town of Vinland for \$15,000 on 2/18/10
- Lot 23 Highway A in the Town of Vinland for \$15,000 on 2/18/10
- High A lot in Town of Vinland for \$8,800 on 11/13/09

The Highway FF lot has an old building which is falling down and there are other trash, tires and old cars which need to be removed. Since the building has little or no value and lot may bring less than the value of the land, since it needs to be to have the trash and possible building removed. The County had the land value at \$9,000 and the building value at \$9,300. It is 0.4 of an acre.

Two of the 3 comparables are in the Herman Acres subdivision, one being 0.55 acra and the other being 0.45 acres. The third county A lot was wooded and not in a subdivision and it has 0.45 acres.

Suggested price for County Road FF lot at \$9,000

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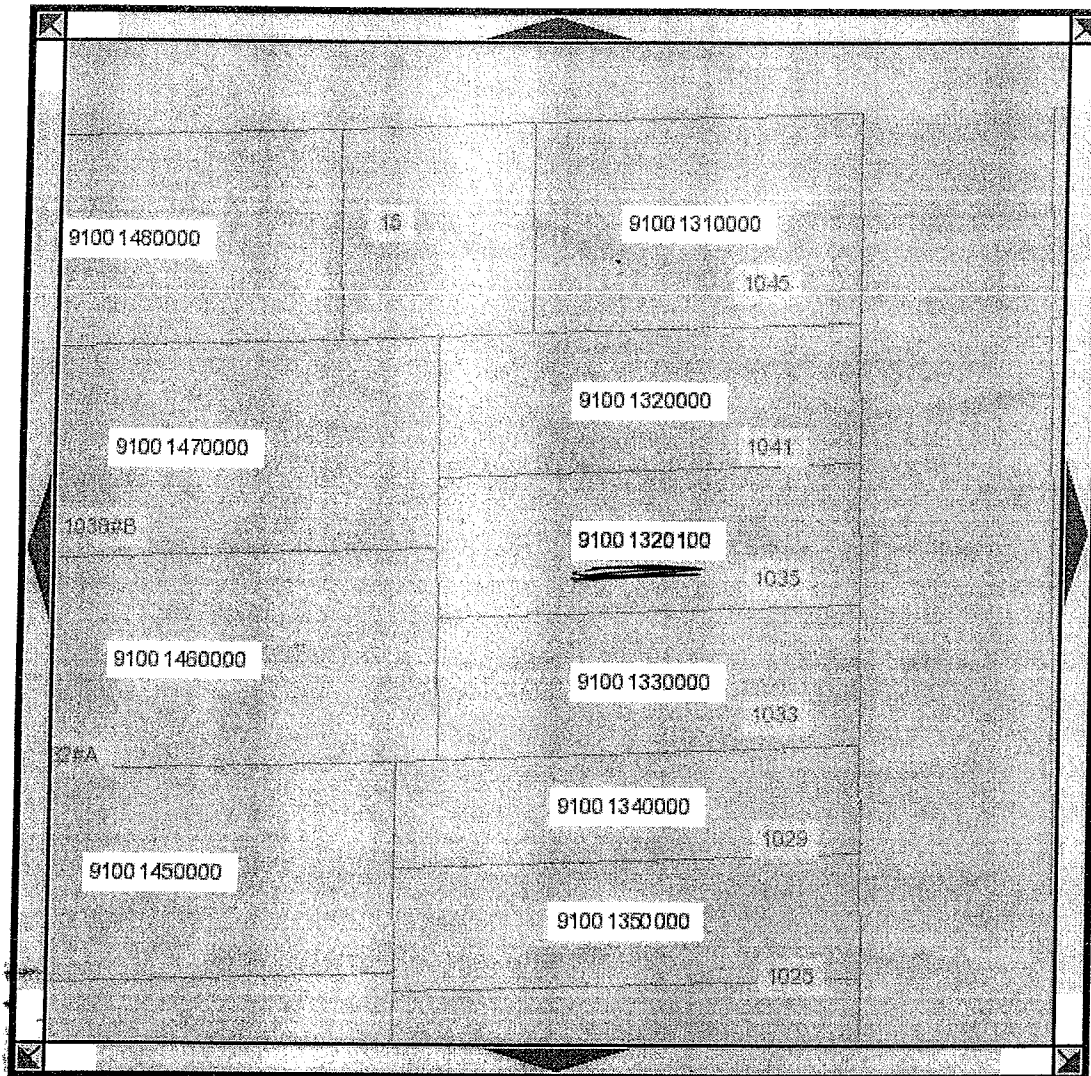
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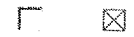
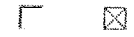
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Winnebago County Treasurer  
608) 236-4775

For the lot on 1035 Jefferson, the only 3 comparables were:

- 511 South Park Avenue, which sold for \$7,500 on 4/15/11
- 2118 Nebraska Street, which sold for \$14,000 on 3/31/11
- Mitchell Street Lot 2 in the 1900 block for \$16,000 on 11/16/09

The 1035 Jefferson Street lot is 40x120 or 4800 square feet. City Code minimums today are 60 wide by 100 feet deep and 7,200 square feet. It only meets code on one of 3 counts, so it would need a variance by the City of Oshkosh to be buildable. It's a non conforming lot and the biggest residential structure would be 25x70 to meet setbacks.

The South Park lot is 50 x150, and it sold at auction for the minimum bid.

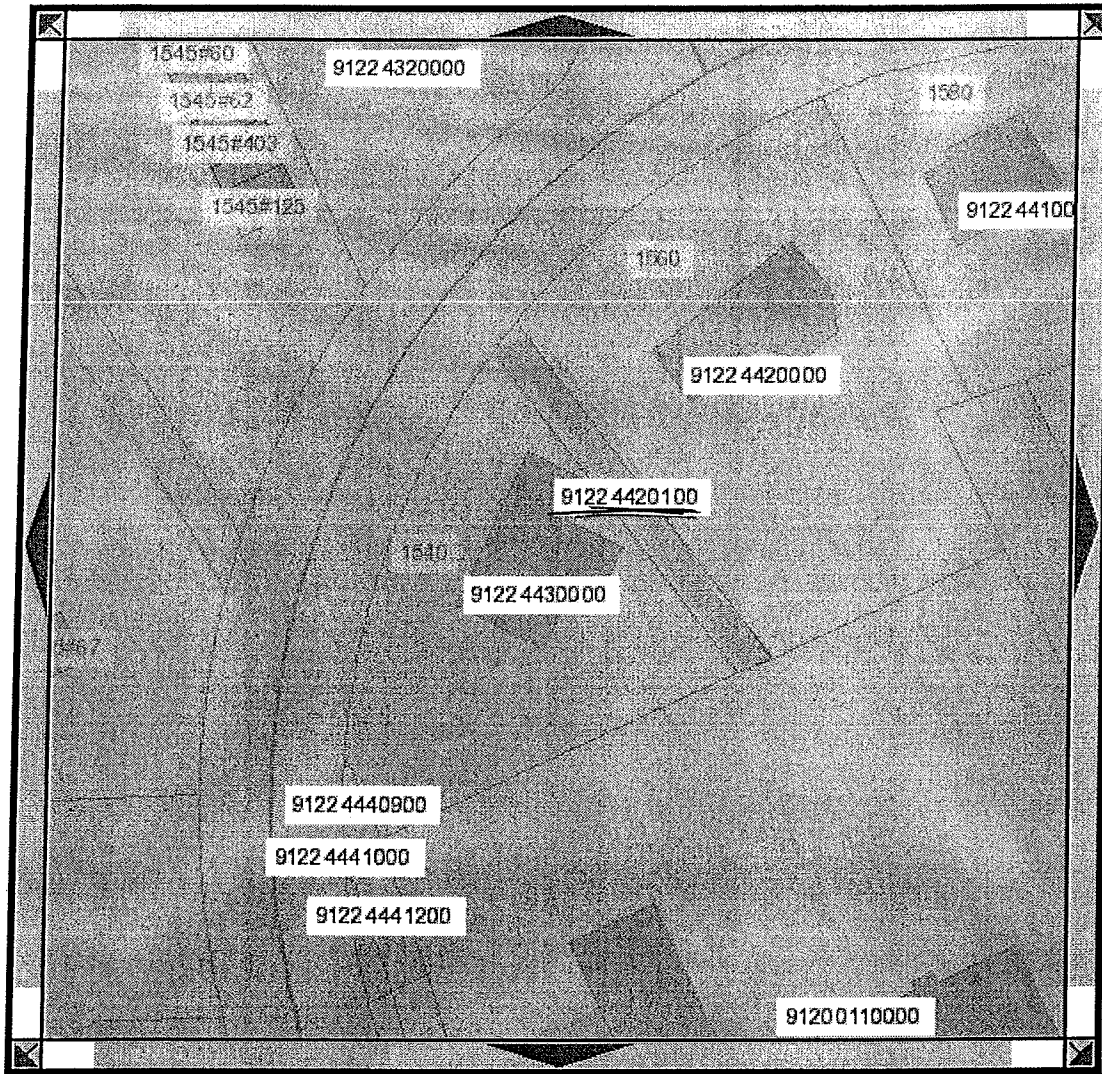
The Nebraska Street lot is 47x100 or 4,700 square feet, but it does have an 18x20 garage on it and sidewalks already in.

The Mitchell Street lot is 50x137 and was purchased so the buyers on Vinland would never have a home in their back yard.

Suggested price would be about \$8,000 for the Jefferson Street Lot



# Winnebago County GIS Viewer and Property Profiler



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