MUNICIPALITY TOWN OF POYGAN

PARCEL NO. 020-0105-03

LAND \$15,000 IMPROVEMENTS \$800 TOTAL ASSESSED VALUE \$15,800 ASSESSED VALUE

APPRAISED VALUE \$12,000.00 (09/01/11)

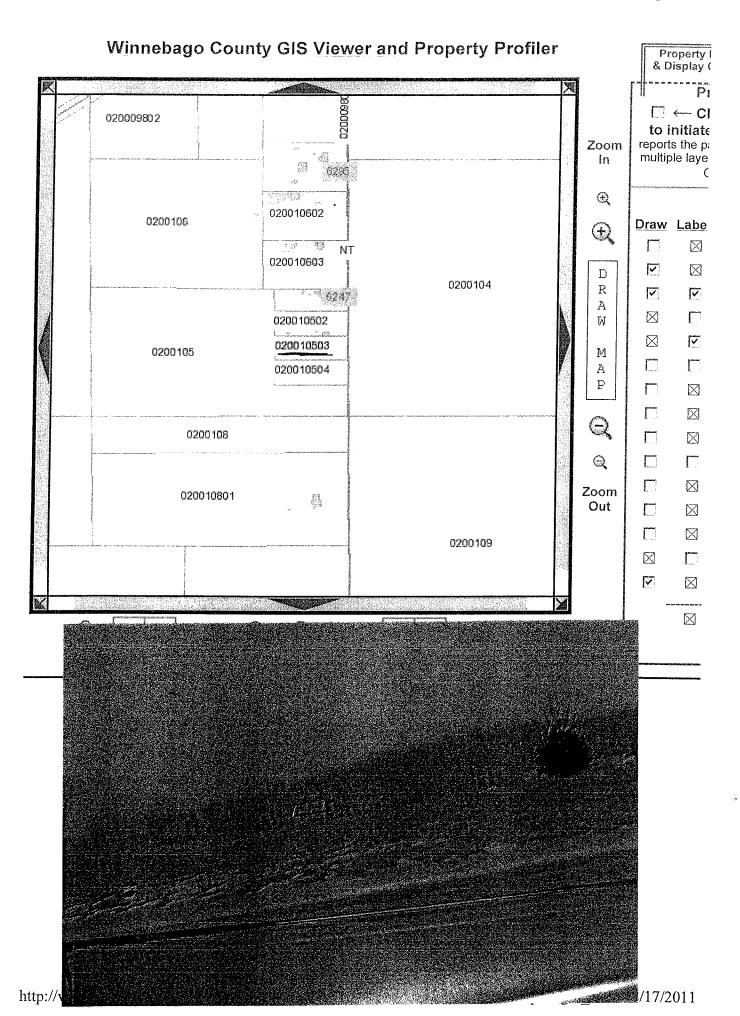
DESCRIPTION S16T19R14

PT NW SW DESC AS LOT 3 OF

CSM 1451

ALGIS L VILIUNAS LAKE POYGAN RD

JUDGMENT	DATE OF	RECORDED	NO. OF	YEAR OF						
CASE NO.	DEED	6VOL. PAGE	CERTIFICATE	SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
10GF913			292		156.72		78.36		235.08	
			889	2008	246.68		93.74		340.42	
			974	2009	231.05		60.07		291.12	
			869		223.27		31.26		254.53	
			2010 TAXES		240.85		4.82		245.67	
									00.00	
									00.00	
									00.0	
									00.00	
									00.0	
									00.0	
									00.00	
								200.00	200.00	200.00 Search & notice fees
								119.58	119.58	119.58 Guardian ad litem
								10.00	10.00	10.00 Filing fees
									00.00	0.00 Advertise for bids
								0.29	0.29	0.29 Photo
									00.00	0.00 Grass/Snow
									00.00	0.00 Appraisal
									00.00	0.00 Utilities
									00.00	0.00 Realtor's Fees
									00.00	0.00 Title insurance, etc.
TOTAL					1,098.57	0.00	268.25	329.87	1.696.69	
DISPOSITION							SOLD FOR			
ТО							PROFIT (LOSS)	(S)		



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 lottis \$13,000

Krueger, Mary (treas)

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 delat; 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-----

rom: Krueger, Mary (treas) (treas) <MEKrueger@co.winnebago.wi.us> o: 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.

own 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 nprovements consist of a shed that is falling down.

own 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 nprovements consist of an old building that is falling down (no where near the value of \$9,300). There is other trash, res and vehicles left at the property also.

ity 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 operty 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.

ary E. Krueger 'innebago County Treasurer 20) 236-4775

MUNICIPALITY TOWN OF UTICA

PARCEL NO. 024-0198-01

LAND \$9,000 IMPROVEMENTS \$9,300 TOTAL ASSESSED VALUE \$18,300 ASSESSED VALUE

APPRAISED VALUE \$5,000.00 (09/01/11)

DESCRIPTION S11T17R15

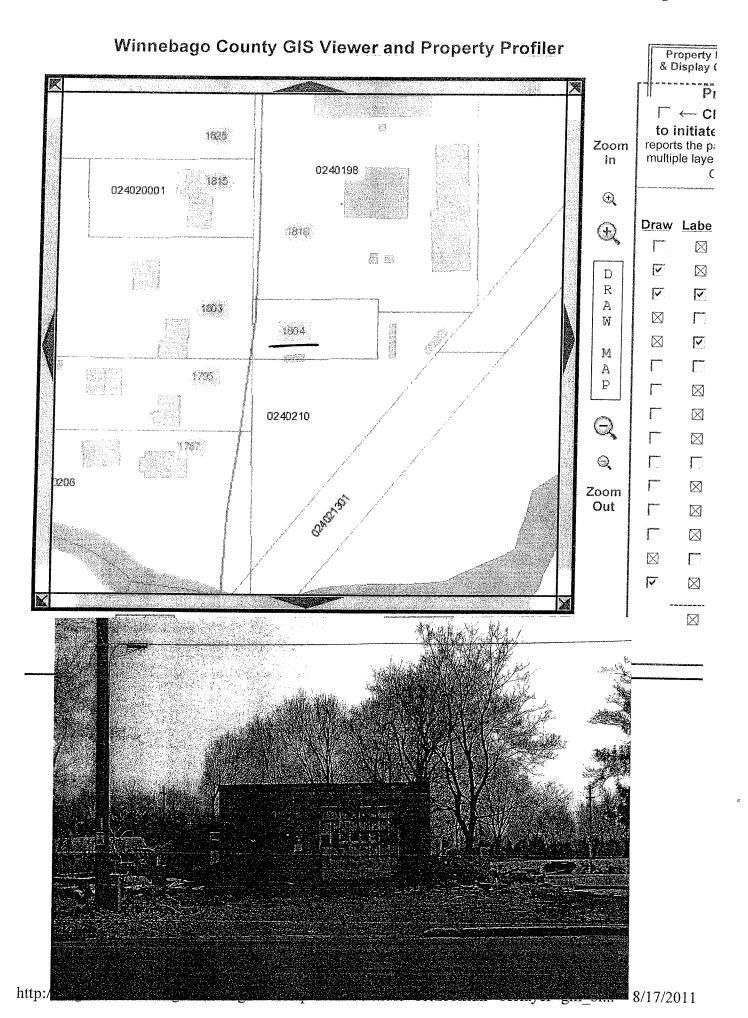
PT NE SW & PT SE SW DESC AS

LOT 1 OF CSM-1056

RICHARD NICHOLS 1804 COUNTY RD FF

JUDGMENT	DATEOF	2	NO. OF	YEAR OF						
CASE NO.	DEED	6VOL. PAGE	CERTIFICATE	SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
10GF913			644	2007	287.41		143.71		431.12	
			782	2008	294.21		111.80		406.01	
			1089	2009	299.44		77.85		377.29	
			962	2010	280.84		39.32		320.16	
			2010 TAXES		292.19		5.84		298.03	
									00.00	
									0.00	
									00.0	
									00.00	
									00.00	
									00.00	
									00.0	
								200.00	200.00	200.00 Search & notice fees
								119.58	119.58	119.58 Guardian ad litem
								10.00	10.00	10.00 Filing fees
									00.0	0.00 Advertise for bids
								0.29	0.29	0.29 Photo
									00.00	0.00 Grass/Snow
									00.00	0.00 Appraisal
									00.00	0.00 Utilities
									00.0	0.00 Realtor's Fees
									00.00	0.00 Title insurance, etc.
TOTAL					1,454.09	0.00	378.52	329.87	2,162.48	
DISPOSITION	マ						SOLD FOR			
TO							PROFIT (LOSS)	(88		
							~~\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	100		

DATE



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 acrea 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

Krueger, Mary (treas)

From: Sent: rohbil@aol.com

Tuesday, July 26, 2011 10:44 AM

To:

Krueger, Mary (treas)

Subject:

Re: tax foreclosure properties

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

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Town of Poygan - \$12,000.

arown of Utica = \$8:000

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

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---Original Message----

om: Krueger, Mary (treas) (treas) <MEKrueger@co.winnebago.wi.us> : Kathy Lennon <kathy.lennon@gmail.com>; Roh, Bill <Rohbil@aol.com>

ent: Mon, Jul 11, 2011 2:47 pm abject: tax foreclosure properties

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ry E. Krueger nnebago County Treasurer 0) 236-4775

MUNICIPALITY CITY OF OSHKOSH

PARCEL NO. 910-0132-01

ASSESSED VALUE LAND \$8,600

APPRAISED VALUE \$6,500.00 (09/01/11)

DESCRIPTION S1/2 OF THE FOLLOWING DESC PARCEL

DEBRA S ADDIS JEFFERSON ST

N 20 FT OF E 120 FT OF LOT 3 & E 120

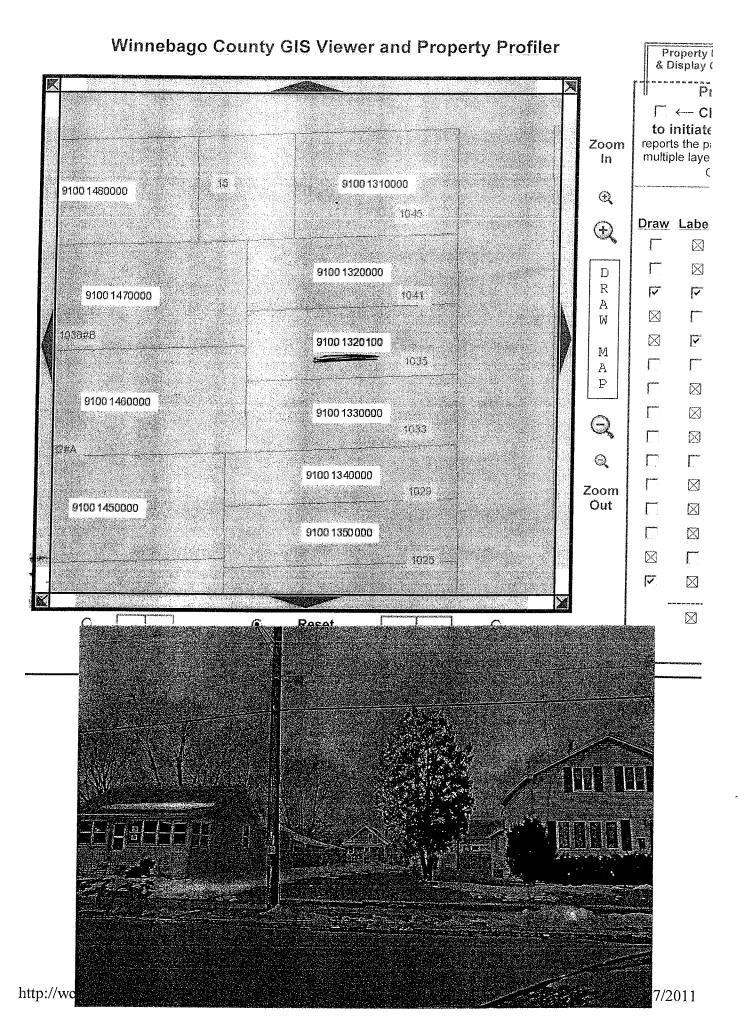
FT OF LOT 2 BLK E

BALDWIN KNAPP & FITZGERALD ADDN

***SEE FILE FOR COMPLETE LEGAL ***

JUDGMENT	DATE OF	RECORDED	NO. OF	YEAR OF						
CASE NO.	DEED	6VOL. PAGE	CERTIFICATE	SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
10GF913	03/22/11		1964		462.24	00.00	231.12		693.36	
			2217		189.89	8,562.59	3,325.94		12.078.42	
			2596		192.45	982.70			1,480.69	
			2298	2010	196.54		27.52		224.06	
			2010 TAXES		205.93	269.50			475.43	
									00.00	
									00.0	
									00.0	
									00.00	
									0.00	
									00.00	
									00.00	
								200.00	200.00	200.00 Search & notice fees
								119.58	119.58	119.58 Guardian ad litem
								10.00	10.00	10.00 Filing fees
									0.00	0.00 Advertise for bids
								0.29	0.29	0.29 Photo
								296.50	296.50	296.50 Grass/Snow
									00.0	0.00 Appraisal
									00.0	0.00 Utilities
									00.00	0.00 Realtor's Fees
									0.00	0.00 Title insurance, etc.
TOTAL					1.247.05	9 814 79	3 890 12	LE 9C9	15 578 33	
							11.0.000	10000	00.010.01	
DISPOSITION							SOLD FOR			
ТО							PROFIT (LOSS)	Ø		
							~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	127		

DATE RECEIPT NO.



### Krueger, Mary (treas)

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o: Kathy Lennon <a href="mailto:kathy.lennon@gmail.com">kathy.lennon@gmail.com</a>; Roh, Bill <Rohbil@aol.com

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ry E. Krueger nnebago County Treasurer 0) 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

City of Oshkosh MUNICIPALITY

PARCEL NO.

APPRAISED VALUE ASSESSED VALUE

912-2442-01

\$6,500

ARBORETUM DR, OSHKOSH PAINE/EISCH \$500.00 (09/01/11)

(WAS \$1,150.00)

RIVER MILL SUBDIVISION

DESCRIPTION

WLY 15 FT OF LOT 42

JUDGMENT	DATE OF	RECORDED	NO. OF	YEAR OF	FACE OF	FACE OF CERTIFICATE				AND CANADATA AND C
CASE NO.	DEED	DOCUMENT	CERTIFICATE	SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
96 CV 358	09/09/96		2845	1993	73.38		33.02		106.40	
#1			2417	1994	74.96		24.74		99.70	
			2637	1995	74.88		15.72		09.06	
			2462	9661	167.11		15.04		182.15	*AMARIA.
			1996 Taxes		144.49				144.49	
			1997 Taxes			118.50			118.50	
								200.00	200.00	200.00 Search & notice fees
								56.25	56.25	56.25 Guardian ad litem
			,					2.75	2.75	2.75 Filing fees
									00.0	0.00 Appraisal
								108.00	108.00	108.00 Advertise for bids
								00.0	00.0	0.00 Realtor's fees
								00.0	00.0	0.00 Utilities
TOTAL					534.82	118.50	88.52	367.00	1,108.84	
DISPOSITION	Z						SOLD FOR			
TO							PROFIT (LOSS)	(6		

DATE

RECEIPT NO.

