



Connie Beyersdorff, Marathon County Treasurer
Marathon County Courthouse
500 Forest Street
Wausau, WI 54403
715.261.1150 (Telephone)
715.261.1166 (Fax)
Connie.Beyersdorff@co.marathon.wi.us

5/6/2021

074-2602-032-0991

Treasurer's Office Property Summary,

The property located in the Town of Spencer is a 1 acre vacant lot. The taxes are delinquent from 2013 to 2020. The total payoff is currently \$798.47.

Unpaid Taxes: \$476.19 - 60%
Interest/Penalty: \$322.28 – 40 %
Total: \$798.47 as of May 2021
Plus additional fees for tax deed process today.

An Environmental Transaction Screening was done by Marathon County Health Department on April 13, 2021. At the time of the study, the property is a vacant lot not serviced by municipal sewer and water. The study did review that a barn and Silo was on the property but has been removed. This study did not find any impediments of the county assuming ownership of the property.

Connie Beyersdorff and Steven Cherek drove to this property on 5/6/2021 and based on the visual, it appeared to still be a vacant lot. Images from this site visit are attached to this report. The neighbor to the north looks to be using the property for driveway access to County Road F. Around two years ago, a real estate agent called the County Treasurer's Office and told the Deputy Treasurer, Steven Cherek, that the neighbor to the north buried the barn, silo and other house appliances on this property. Based on past aerial images and the environmental Transaction Screen, there was a barn and silo on this property in 2015. Since this phone call, the neighbor's property sold in 2018. The Treasurer's office is unsure if this story is true.

On 4/26/2021, the landowner to the north called asking to be notified once the County owns this property as he is interested in acquiring it. On 5/7/2021 phone call the same landowner told the Deputy Treasurer that he believes the Barn is buried on this property.

All tax deed process steps were done based on WI state statutes and Marathon County Ordinance by the Treasurer's office. That's why we are here today presenting this property to the committee.

Connie Beyersdorff and Steven Cherek

5/6/21



5/6/21



5/6/21



5/6/21



5/6/21



5/6/21 - New Driveway access North of Property.



Marathon County

Owner (s):

SERSCH, ROY A

Location:

SW1/4 NW1/4, Sect. 3, T26N, R2E

Mailing Address:

**ROY A SERSCH
8348 DUBLIN RD
CAMP DOUGLAS, WI 54618-**

School District:

5467 - SPENCER

Tax Parcel ID Number: Tax District: Status:
074-2602-032-0991 074-TOWN OF SPENCER Active

Alternate Tax Parcel Number: Government Owned: Acres:
37-032602-007-003-00-00 1

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SEC 03-26-02 PT OF SW 1/4 NW 1/4 - OUTLOT 1 CSM VOL 62 PG 78 (#14071) (DOC #1424718)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2020	\$64.60	\$0.00	\$64.60	\$2.58	\$1.29	\$0.00	\$68.47
2019	\$59.57	\$0.00	\$59.57	\$9.53	\$4.77	\$0.00	\$73.87
2018	\$59.41	\$0.00	\$59.41	\$16.63	\$8.32	\$0.00	\$84.36
2017	\$61.56	\$0.00	\$61.56	\$24.62	\$12.31	\$0.00	\$98.49
2016	\$60.46	\$0.00	\$60.46	\$31.44	\$15.72	\$0.00	\$107.62
2015	\$54.44	\$0.00	\$54.44	\$34.84	\$17.42	\$0.00	\$106.70
2014	\$58.39	\$0.00	\$58.39	\$44.38	\$22.19	\$0.00	\$124.96
2013	\$57.76	\$0.00	\$57.76	\$50.83	\$25.41	\$0.00	\$134.00
Total							\$798.47

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **May 31, 2021.**



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 13, 2021

Pin # 074-2602-032-0991

Connie 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 Roy Sersch property located in the Township of Spencer on County Road F, Marathon County. 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 1 acre size. The property is located in Sec 03-26-02 Pt of SW $\frac{1}{4}$ NW $\frac{1}{4}$ - Outlot 1 in the Township of Spencer, Marathon County Wisconsin. The property is a vacant lot.

Based on visual observations made during the site visit on March 29, 2021 and the records review of the property, the following items have been identified as potential sources of contamination on the property.

Findings:

- A) Based upon aerial photos from 2015 the property appears to have a silo and a fallen down bar on the lot.
- B) Based upon the most recent aerial photos from 2020 the barn and silo have been removed and the lot is vacant.
- C) During the site visit on March 29, 2021 the lot was planted with corn this past fall.
- D) During the site visit it was noted that the property owner to the north is currently constructing a new house and it appears they are using the existing driveway that belongs to Roy Sersch based upon current survey maps and aerial photos. The house also appears to be very close to being on Roy Sersch's property.
- E) No contaminated sites were noted during the records search.

Recommendations:

Potential dangers to the property have been listed above. Prior to Marathon County assuming ownership I recommend contacting Marathon County Conservation and Planning Department to have the lot lines verified.

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,



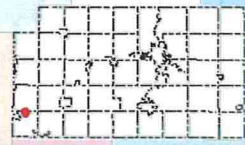
Keith Baine
Environmental Health Sanitarian

cc: D. Grosskurth, MCHD



Land Information Mapping System

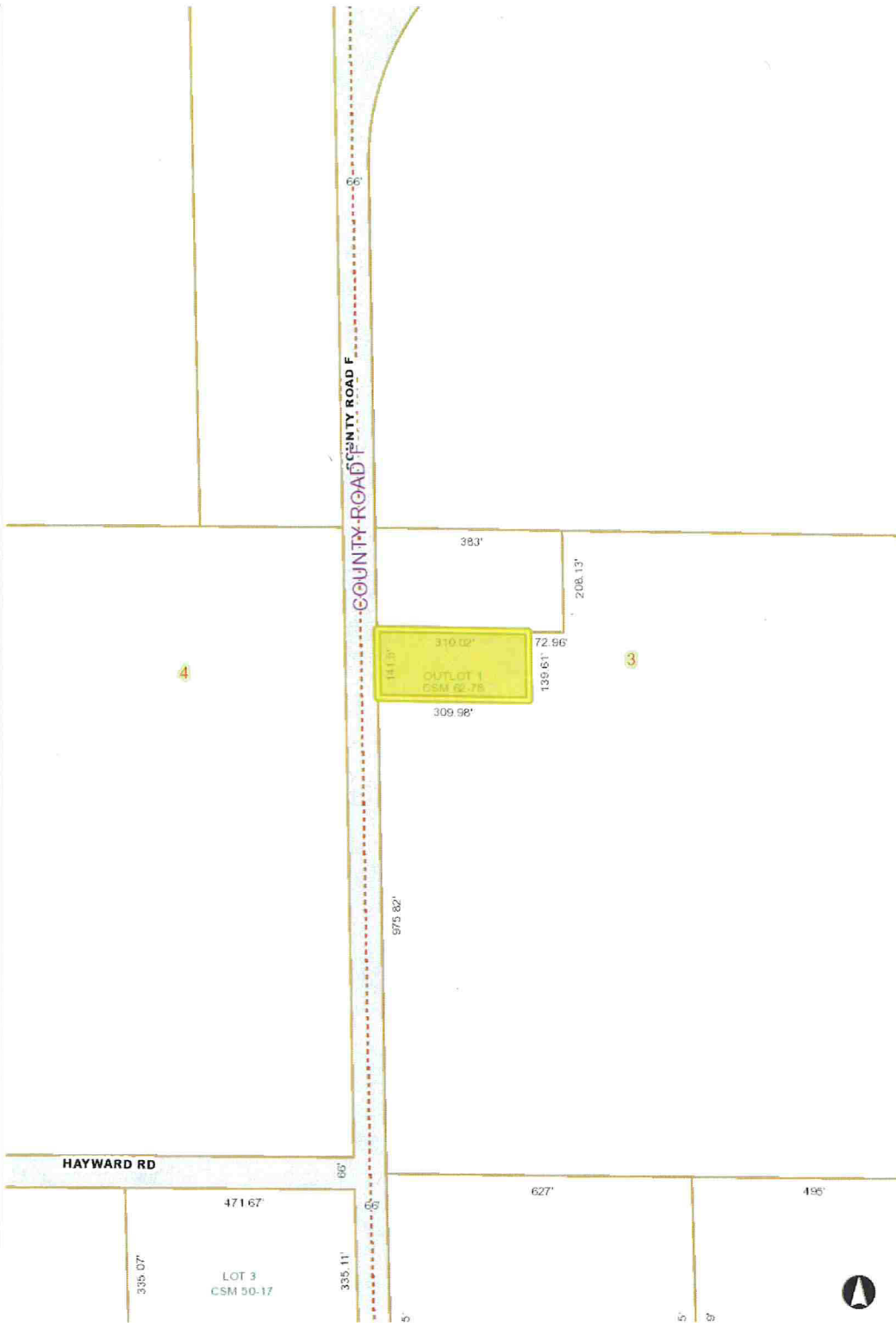
TAYLOR LINCOLN



WOOD PORTAGE

Legend

- Road Names
- ▭ Parcels
- ▭ Parcel Lot Lines
- Land Hooks
- ▭ Section Lines/Numbers
- Right Of Ways
- Named Places
- ▭ Municipalities



Notes

Roy Sersch Property
Town of Spencer

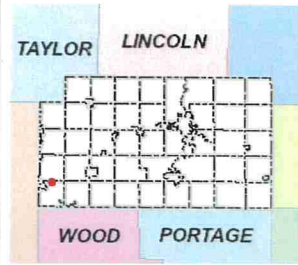
152.92 0 152.92 Feet



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NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Road Names
- Owner Last Names
- Parcels
- Parcel Lot Lines
- Address Points
- Section Lines/Numbers
- Named Places
- Municipalities
- 2020 Orthos Countywide
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

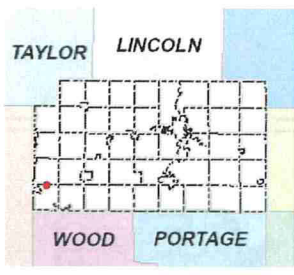
Roy Sersch Property
Town of Spencer

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38.23 0 38.23 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

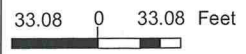
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Road Names
 - Owner Last Names
 - Parcels
 - Section Lines/Numbers
 - Right Of Ways
 - Named Places
 - Municipalities
 - 2015 Orthos Countywide
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Notes
Aerial photo from 2015



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Roy Sersch Property 2015



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply
- Facility-wide Site



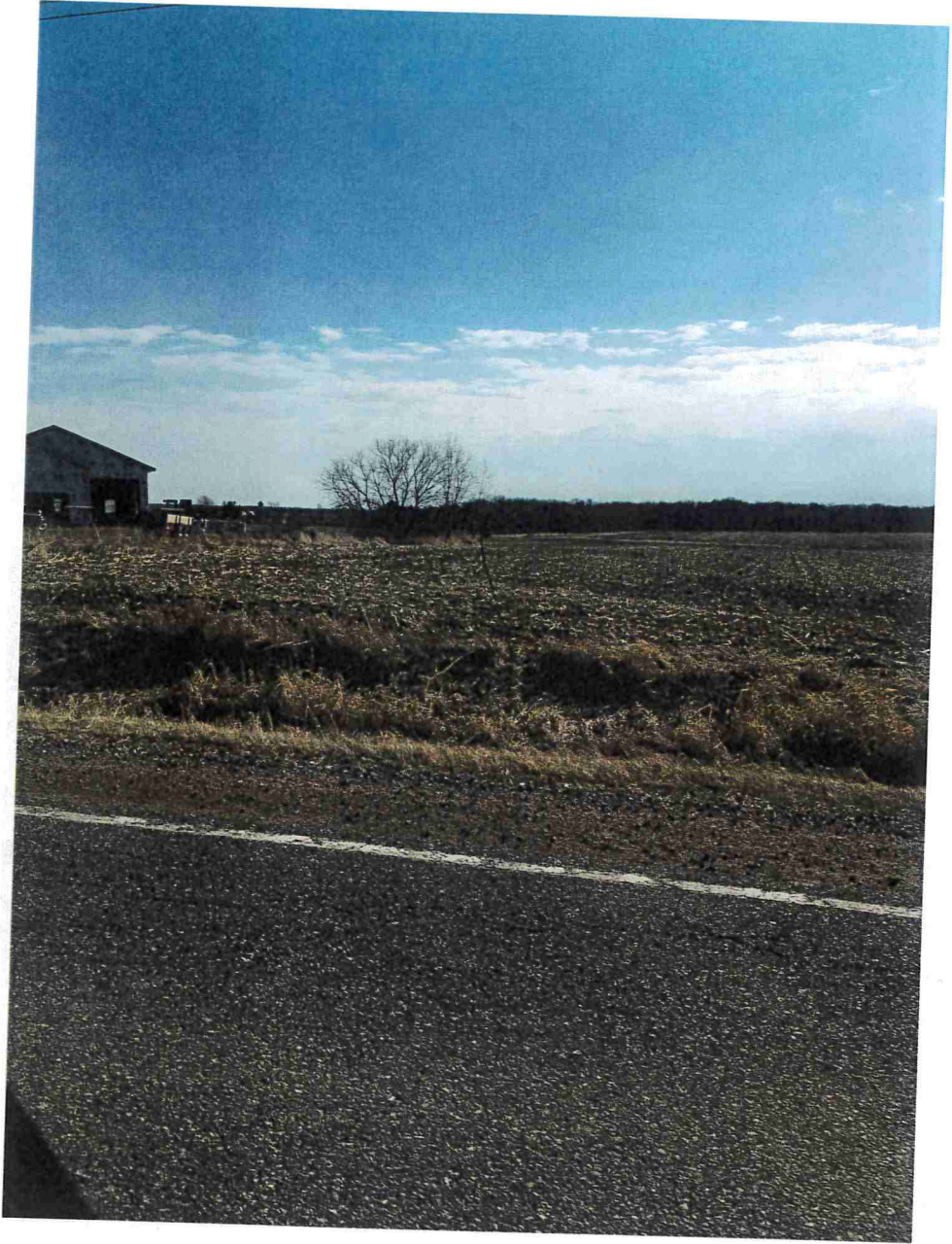
1:990

NAD_1983_HARN_Wisconsin_TM

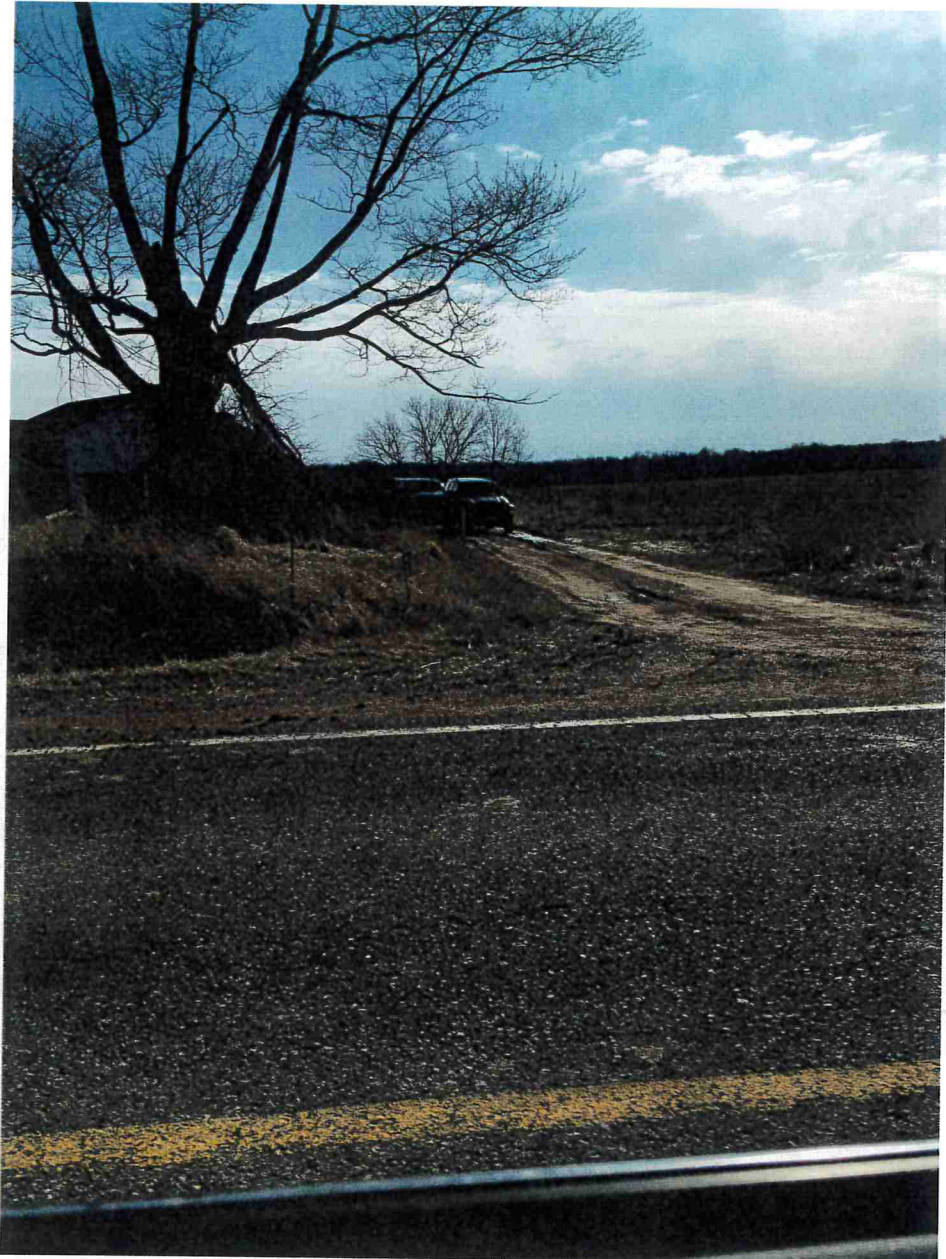
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Note: Not all sites are mapped.

Notes











MARATHON COUNTY TAX DEED SALE

#2021-3

Town of Bevent

206264 County Road J, Rosholt, WI 54473

#008-2609-181-0995

\$8,200

**APPRAISAL REPORT
OF**



206264 COUNTY RD J
ROSHOLT, WI 54403

PREPARED FOR

MARATHON COUNTY CLERK
WAUSAU WI 54402

AS OF

1/11/2021

PREPARED BY

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

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meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

1/11/2021

MARATHON COUNTY CLERK
WAUSAU WI 54402

RE: 206264 COUNTY RD J
ROSHOLT, wi 54403
File No. marathon county
Case No.

Dear KIM

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

206264 COUNTY RD J, ROSHOLT, 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 1/11/2021 is:

\$ 9,000

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

SUMMARY OF SALIENT FEATURES

File No. marathon county
Case No. _____

SUBJECT INFORMATION	
Subject Address	<u>206264 COUNTY RD J</u>
Legal Description	<u>SEE REPORT</u>
City	<u>ROSHOLT</u>
County	<u>Marathon</u>
State	<u>wi</u>
Zip Code	<u>54403</u>
Census Tract	<u>13.01</u>
Map Reference	_____
SALES PRICE	
Sale Price	\$ _____
Date of Sale	_____
CLIENT	
Borrower	_____
Lender/Client	<u>MARATHON COUNTY CLERK</u>
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	_____
Price per Square Foot	\$ _____
Location	<u>RURAL</u>
Age	_____
Condition	_____
Total Rooms	_____
Bedrooms	_____
Baths	_____
APPRAISER	
Appraiser	<u>Gordon A Meyer</u>
Date of Appraised Value	<u>1/11/2021</u>
VALUE	
Final Opinion of Value \$	<u>9,000</u>

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. marathon county
Case No.

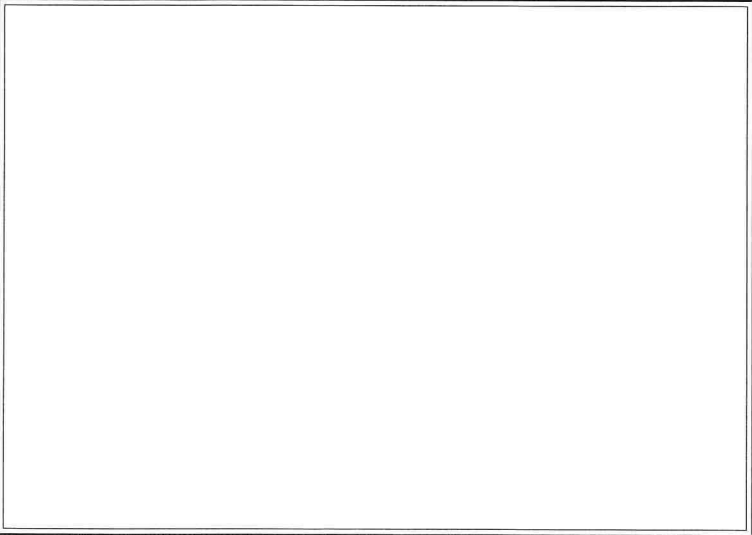
Borrower						
Property Address	206264 COUNTY RD J					
City	ROSHOLT	County	Marathon	State	wi	Zip Code 54403
Lender/Client	MARATHON COUNTY CLERK		Address	WAUSAU WI 54402		



**FRONT OF
SUBJECT PROPERTY**
206264 COUNTY RD J
ROSHOLT, wi 54403



**REAR OF
SUBJECT PROPERTY
SHED**



STREET SCENE

LAND APPRAISAL REPORT

Case No.

IDENTIFICATION

Borrower _____ Census Tract 13.01 Map Reference _____
 Property Address 206264 COUNTY RD J
 City ROSHOLT County Marathon State wi Zip Code 54403
 Legal Description SEE REPORT
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 227 (yr) Loan Charges to be paid by seller \$ N/A Other Sales Concessions N/A
 Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402
 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. Fair Poor
Built Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input checked="" type="checkbox"/> Under 25%	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	Employment Stability <input type="checkbox"/> <input checked="" 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 Employment <input type="checkbox"/> <input checked="" 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 Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Present Land Use	<u>20</u> %1 Family	<u> </u> %2-4 Family	<u>10</u> % Apts % Condo	Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	<u> </u> %Industrial	<u>80</u> % Vacant	<u> </u> % VACANT	Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Change In Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
	(*) From <u>VACANT</u> To <u>RESIDENTIAL</u>			Property of Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u> </u> % Vacant	Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Price Range	\$ <u>90,000</u> to \$ <u>380</u>	Predominant Value \$ <u>170</u>		Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Single Family Age	<u>01</u> yrs to <u>75</u> yrs.	Predominant Age <u>30</u> yrs		General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
				Appeal to Market <input type="checkbox"/> <input checked="" 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 AREA ABOUT 20 MINUTED SOUTH EAST OF THE CITY OF WAUSAU. THE AREA IS RURAL IN NATURE AND INCLUDES FARM FIELDS, WOOD LANDS AS WELL AS NUMBER OF SINGLE FAMILY HOMES AND FARMS SCATTERED ALONG THE ROADWAYS.

SITE

Dimensions IRREGULAR = .743 ACRES Corner Lot
 Zoning Classification AGRICULTURAL Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Elec. OFF SITE IMPROVEMENTS Topo Level
 Gas Street Access Public Private AVERAGE
 Water Surface PAVED Shape Irregular
 San. Sewer Well Maintenance Public Private AVERAGE
 Septic Tank Storm Sewer Curb/Gutter 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 PROPERTY IS NOT IN A FLOOD ZONE PER MAP DATED 7/22/2010 55073co950

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	206264 COUNTY RD J ROSHOLT, WI 54403	LTO 40 CHICKADEE LANE KNOWLTON WI 54455	LOT 29 BLUE SPUCE RD MOSINEE WI 54455	183221 BEECHMAN ST BIRNAMWOOD IW 54414
Proximity to Subject				
Sales Price	\$	\$ 15,000	\$ 13,750	\$ 11,000
Price /	\$ 0	\$ 12,821	\$ 15,730	\$ 17,460
Data Source	inspection	MLS# 22004186	MLS# 218812568	MLS# 21810579
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION Adjustment	DESCRIPTION Adjustment	DESCRIPTION Adjustment
		10/9/2020	9/20/2020	10/21/2019
Location	RURAL	RURAL	RURAL	RURAL
Site/View	.743 ACRES	1.17 ACRES -5,500	.89 ACRES -2,200	.63 ACRES +1,700
	LEVEL	LEVEL	LEVEL	LEVEL
	HOME SITE	HOME SITE	HOME SITE	HOME SITE
	ROAD FRONTAGE	ROAD FRONTAGE	ROAD FRONTAGE	ROAD FRONTAGE
COST CLEAN SITE		-2000	-2000	-2,000
Sales or Financing Concessions				
Net Adj.(Total)		Plus X Minus \$ -7,500	Plus X Minus \$ -4,200	Plus X Minus \$ -300
Indicated Value of Subject	Net=-50%	Net=-31%	Net=-3%	
	Gross=50%	Gross=31%	Gross=34%	
	\$ 7,500	\$ 9,550	\$ 10,700	

MARKET DATA ANALYSIS

Comments on Market Data THE SALES ARE ALL SMALL BUILDINGS SITE. I HAVE ADJUSTED FOR SIZE, THE SUBJECT HAS A WELL AND SEPTIC SERVICE, HOWEVER AT THIS TIME THERE IS NO INDICATION IF EITHER IS FUNCTIONAL. THE EXTRAORDINARY ASSUMPTION IS MADE THAT THEY ARE NOT.

Comments and Conditions of Appraisal: THE SUBJECT HAS AN OLD SHED AND A VERY OLD 14 X 70 MOBILE HOME. THEY APPEAR TO BE IN SUCH POOR SHAPE THAT THEY CAN NOT BE USED AND WERE NOT GIVEN ANY WEIGHT. I DID DEDUCT \$2000 TO GET RID OF THEM.

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

RECONCILIATION

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 1/11/2021 to be \$ 9,000
 Appraiser(s) Gordon A Meyer Review Appraiser (if applicable) Did Did Not Physically
 Date Report Signed 1/11/2021 Inspect Property _____
 State Certification # 1040-10 State WI State Certification # _____ State _____
 Or State License # _____ State _____ Or State License # _____ State _____
 Expiration Date of License or Certification 12/14/2021 Expiration Date of License or Certification _____

meyer appraisal service
COMMENT ADDENDUM

File No. marathon county
Case No.

Borrower

Property Address 206264 COUNTY RD J

City ROSHOLT County Marathon State wi Zip Code 54403

Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

LEGAL DESCRIPTIONS SEC 18-26-09 PT OF E1/2 NE1/4 PCLS 1 & 2 CSM VOL 37 PAGE 52 MAP # 9229 TOWN OF BEVENT E, MARATHON COUNTY WISCONSIN

THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT, PROPERTY, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN MLS SERVICE AS WELL AS A REVIEW OF VACANT LAND SALES IN COUNTY RECORDS. THE INSPECTION INCLUDED ACCESS INSPECTION, A REVIEW OF LANDS AROUND THE SUBJECT AND A REVIEW OF COUNTY AIR PHOTOS OF THE SUBJECT,

THE SCOPE OF WORK OF WORK DID NOT INCLUDE ANY SOIL TESTING

I HAVE NOT COMPLETED ANY VALUATION ON THIS PROPERTY IN THE PAST 36 MONTHS

EXPOSURE TIME IS ESTIMATED AT 100 DAYS
MARKET TIME IS 60-180 DAYS.

. THE SUBJECT HAS WHAT'S LEFT OF A WOOD STORAGE SHED AND A MOBILE WITH NO FOUNDATION. I WAS NOT ABLE TO VIEW THE INTERIOR BUT HAVE BEEN IN THE SUBJECT ON A PAST APPRAISAL AND IT WAS POOR AT THAT TIME. EXTERIOR CONDITION SHOWS IT CAN NOT BE SALVAGED AT A COST THAT WOULD SUPPORT VALUE. THERE WAS A WELL AND SEPTIC HERE BUT THERE IS NO REPORT INDICATING THEIR CURRENT CONDITION.

HIGHEST AND BEST USE IS A SMALL BUILDING SITE OR A SITE FOR SOME ONE TO CONSTRUCT A STORAGE SHED OR GARAGE.

PURPOSE AND USE OF LIMITED APPRAISAL

The purpose of this limited appraisal is to estimate market value by performing an evaluation of real property collateral for use in a proposed underwriting. This limited appraisal is for the use of the party to whom it is addressed and any further use or dissemination without consent of the appraiser and addressee is prohibited.

DEFINITION OF MARKET VALUE

Market value, as referenced in OCC Rule 12 CFR 34.42(f):

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, and 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 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 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 comparable 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.

DESCRIPTION OF LIMITED VALUATION PROCESS

In performing this preliminary value analysis, the valuation process consisted of: (1) Reviewing assessment/public records and comparable database listing information for the subject; (2) Conducting an inspection of the subject and its environs; (3) Analyzing sales of regional residential real estate; (4) arriving at a value conclusion; (5) Writing this report.

Departures from specific appraisal guidelines included: SR 1-3 because the appraiser has presumed, for the purpose of the limited appraisal, that the existing use of the subject property is the highest and best use; SR 1-4 because only a sales comparison analysis of value was employed in this limited appraisal since it is the primary valuation method for residential dwelling similar to the subject. Any additional uses of the departure provision are specifically stated in the attached appraisal report or its attachments.

SALES HISTORY

According to the data utilized in preparing the report, the property has has not transferred within the past 12 months.

LEVEL OF RELIABILITY

The use of the departure provision to allow a limited appraisal with a single approach to value reduces the level of reliability of this report.

RECONCILIATION

Complete weight was given to the Sales Comparison Approach as it is the approach used by most buyers when purchasing a single family dwelling. The Income Approach was not applicable because of the lack of rental information and meaningful relevancy to the value of a dwelling located in this primarily owner occupied neighborhood. On the other hand, the Departure Provision was utilized to estimate the Cost Approach because the appraiser decided this omission in this limited appraisal assignment would not confuse or mislead the client or the intended users of this report. The market value is estimated on the FHLMC form 704 or similar attached.

ASSUMPTIONS AND LIMITING CONDITIONS

* No responsibility is assumed for the legal discrimination or for matters indicating legal or title considerations. Title to the property is assumed to be marketable. The property is appraised free and clear of any and all liens and encumbrances, except as noted in the report.

* Information furnished by others during the course of the research has been verified to the extent possible and is believed to be reliable, but no warranty is given for its accuracy.

* No responsibility is assumed for the effect on value of hidden or unapparent conditions of the subsoil or structures; or for arranging engineering studies to discover such conditions.

* No evidence of contamination or hazardous materials was observed. However, the appraiser is not qualified to detect potential hazardous waste material that may have an effect on the subject property. The client may wish to retain such an expert if he desires.

* Sketches and other illustrative material are included only to assist the reader in visualizing the real estate and its environs, are based on data developed and supplied by others, and are not meant to represent a survey or as-built plan.

* Any distribution of the total valuation among land, improvement, and/or other components applies only under the stated program of utilization and must not be interpreted or used as individual values for other purposes.

* The appraiser is not required to provide consultation, testimony, or attendance in court by reason of this assignment, unless such services have been assigned in contracting the assignment.

* Possession of the report or a copy thereof does not carry with it the right of publication, and it may not be used for any purpose by anyone other than the addressee, without the written consent of the author and addressee. Even with such permission, out-of-context quoting from and/or partial reprinting of the report is prohibited. The report is an integrated entity and is only valid in its entirety.

* Neither all nor part of the contents of the report shall be disseminated to the public relations, news, sales, or other media without the prior written consent and approval of the author.

LIMITED SCOPE APPRAISAL CERTIFICATION

I certify to the best of my knowledge and belief that: 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 limited conditions and are personal, unbiased, professional analyses, opinions and conclusions; I have no present or prospective interest in the real estate and have no personal interest or bias with respect to the stipulated result, or the occurrence of a subsequent event; the analyses, opinions and conclusions were developed and the report prepared in conformance with and subject to the requirements of the Uniform Standards of the Professional Appraisal Practice of the Appraisal Foundation; the appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan; I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s) 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 each 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 not take the responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervised 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 certification above, and am taking full responsibility for the appraisal and the appraisal report.

PROPERTY ADDRESS: 206264 COUNTY RD J, ROSHOLT, WI 54403

APPRAISER:

Signature: 

Name: Gordon A Meyer

Date Signed: 1/11/2021

State Certification #: 1040-10

or State License #: _____

State _____

Expiration Date of Certification or License: 12/14/2021

Did Did Not Inspect the Interior of the Property

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

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.

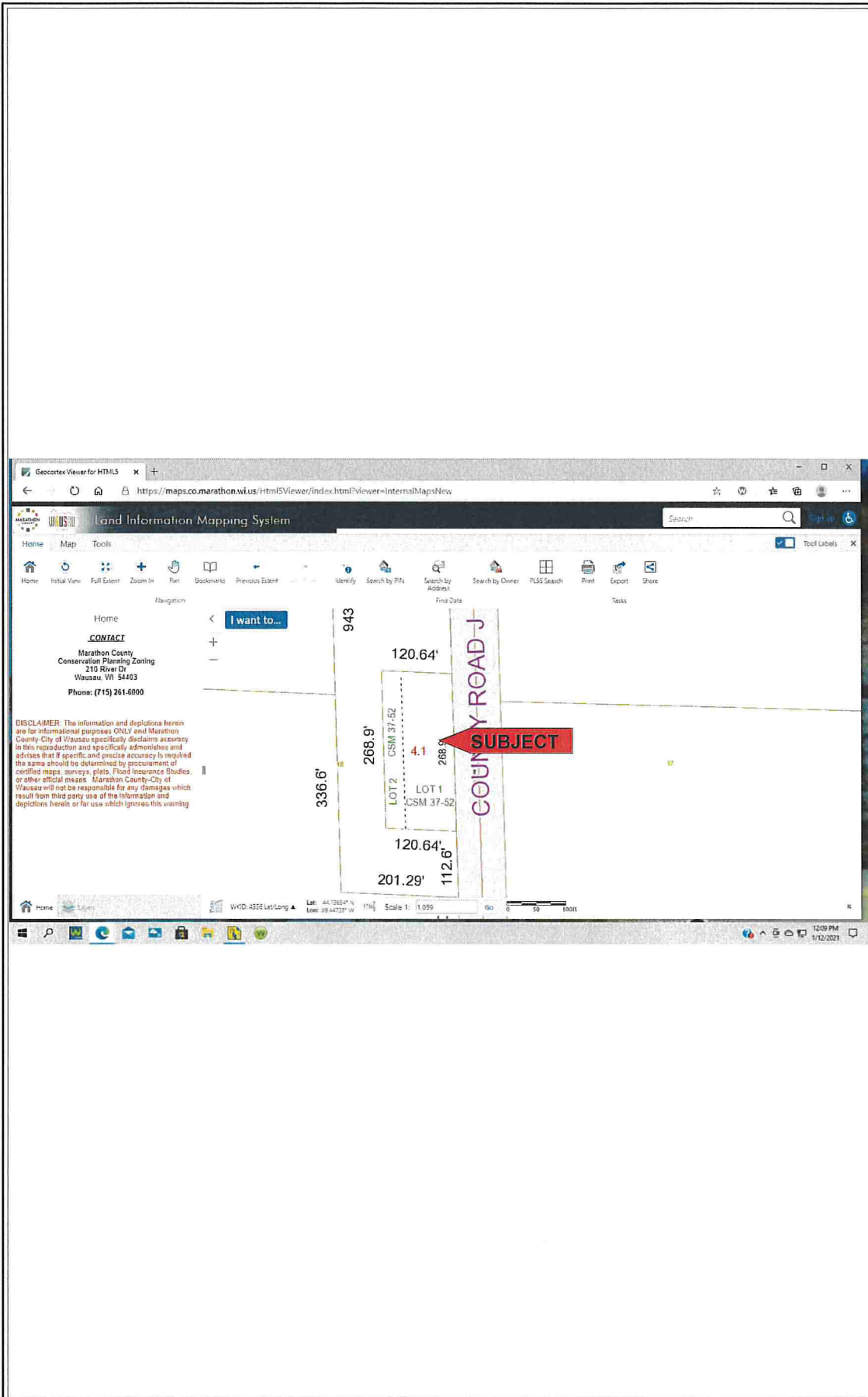
*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually 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.

Borrower
Property Address 206264 COUNTY RD J
City ROSHOLT County Marathon State wi Zip Code 54403
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402



Borrower
Property Address 206264 COUNTY RD J
City ROSHOLT County Marathon State wi Zip Code 54403
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

NO. 1040 - 10

EXPIRES: 12/14/2021

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 2020.

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.



Don B. Linn
DPS Secretary

This certificate was printed on the 16th day of December in the year 2019

Borrower
Property Address 206264 COUNTY RD J
City ROSHOLT County Marathon State wi Zip Code 54403
Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402

1/12/2021

Real Estate Tax Parcel

Marathon County

Owner (s):
MARATHON COUNTY

Location:
NE1/4 NE1/4, Sect. 18, T26N, R9E
SE1/4 NE1/4, Sect. 18, T26N, R9E

Mailing Address:
MARATHON COUNTY
500 FOREST ST
WAUSAU, WI 54403

School District:
4963 - ROSHOLT

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
008-2609-181-0995 008-TOWN OF BEVENT Active

Alternate Tax Parcel Number: Government Owned: Acres:
4-182609-004-001-00-00 0.7430

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SEC 18-26-09 PT OF E 1/2 NE 1/4 - PCLS 1 & 2 CSM VOL 37 PG 52 (#9229 (DOC# 1082018))

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
206264 COUNTY ROAD J ROSHOLT, WI 54473

1 Lottery credit claimed effective 9/5/2019

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2020	\$227.47	\$0.00	\$227.47	\$0.00	\$0.00	\$0.00	\$227.47
2019	\$213.31	\$0.00	\$213.31	\$25.59	\$12.80	\$0.00	\$251.70
2018	\$209.19	\$0.00	\$209.19	\$50.21	\$25.10	\$0.00	\$284.50
2017	\$1,938.48	\$0.00	\$1,938.48	\$697.85	\$348.93	\$0.00	\$2,985.26
2016	\$242.67	\$0.00	\$242.67	\$116.48	\$58.24	\$0.00	\$417.39
2015	\$250.82	\$0.00	\$250.82	\$150.49	\$75.25	\$0.00	\$476.56
2014	\$2,645.50	\$0.00	\$2,645.50	\$1,904.76	\$952.38	\$0.00	\$5,502.64
2013	\$2,805.71	\$0.00	\$1,802.37	\$1,514.00	\$757.00	\$25.55	\$4,098.92
Total							\$14,244.44

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

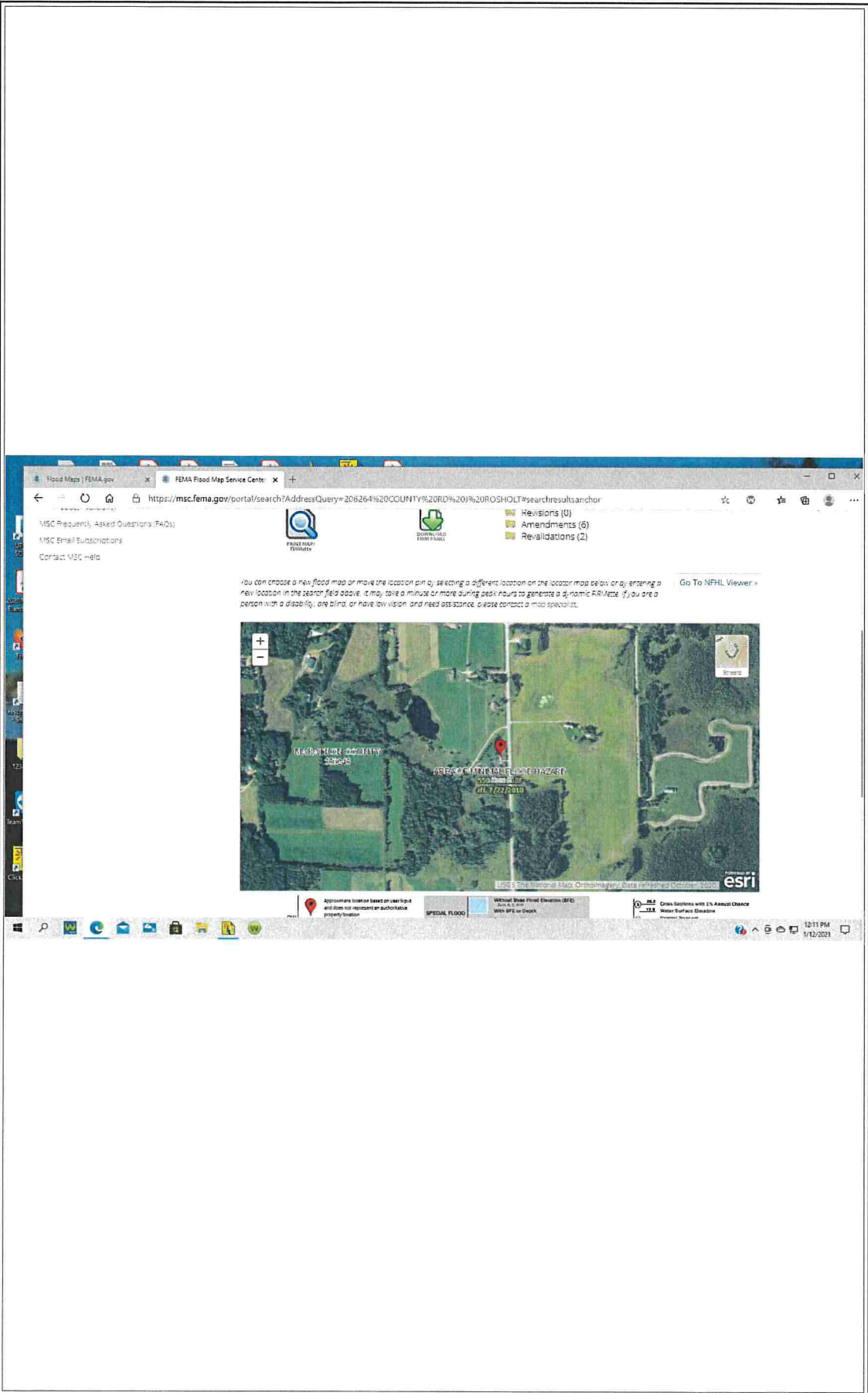
Interest and penalty on delinquent taxes are calculated to **January 31, 2021.**

Borrower

Property Address 206264 COUNTY RD J

City ROSHOLT County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY CLERK Address WAUSAU WI 54402





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 31, 2020

Pin #008-2609-181-0995

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

Dear Ms. Jensen:

Per your request, an Environmental Transaction Screen (ETS) has been conducted for the David Hintz property located at 206264 County Road J, Rosholt 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 .74 acres size. The property is located in Section 18, T26N, R9E, Part of East ½ NE ¼ Parcels 1 & 2 Rosholt, Marathon County, Wisconsin. A mobile home trailer and a storage shed is located on the property. The property appeared to be vacant at the time of the inspection. No entry into the interior structure was permitted. The property is serviced by private sewer and water.

Based on visual observations made during the site visit on July 21st, 2020 and the records review of the property, the following items have been identified as potential sources of contamination on the property.

Findings:

- A) No contaminated sites were close enough to pose a risk to the property. See attached map for locations of the sites.
- B) Two pickup trucks and a van are currently stored on the property. See photos
- C) A large trailer with furniture, propane tanks and other debris noted during the site visit. See photos

- D) The storage shed is full of plastic bins, a pressure washer, household debris, outside the shed there is a freezer, a small refrigerator, washer or dryer, bike and other debris. See photos
- E) On the backside of the lot it appears to be an ice fishing shack and a Starcraft camper that is torn apart. See photos.

Recommendations:

Potential dangers to the property have been listed above. Prior to assuming ownership, the County needs to determine who is responsible for the removal of the vehicles, the camper, the ice shack, the appliances and the large amount of trash noted during the inspection.

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,

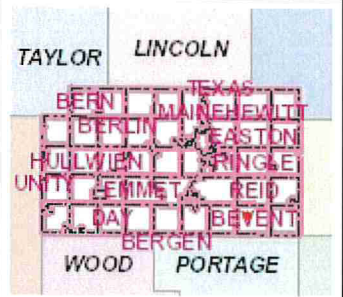


Keith Baine
Environmental Health Sanitarian

cc: D. Grosskurth, MCHD

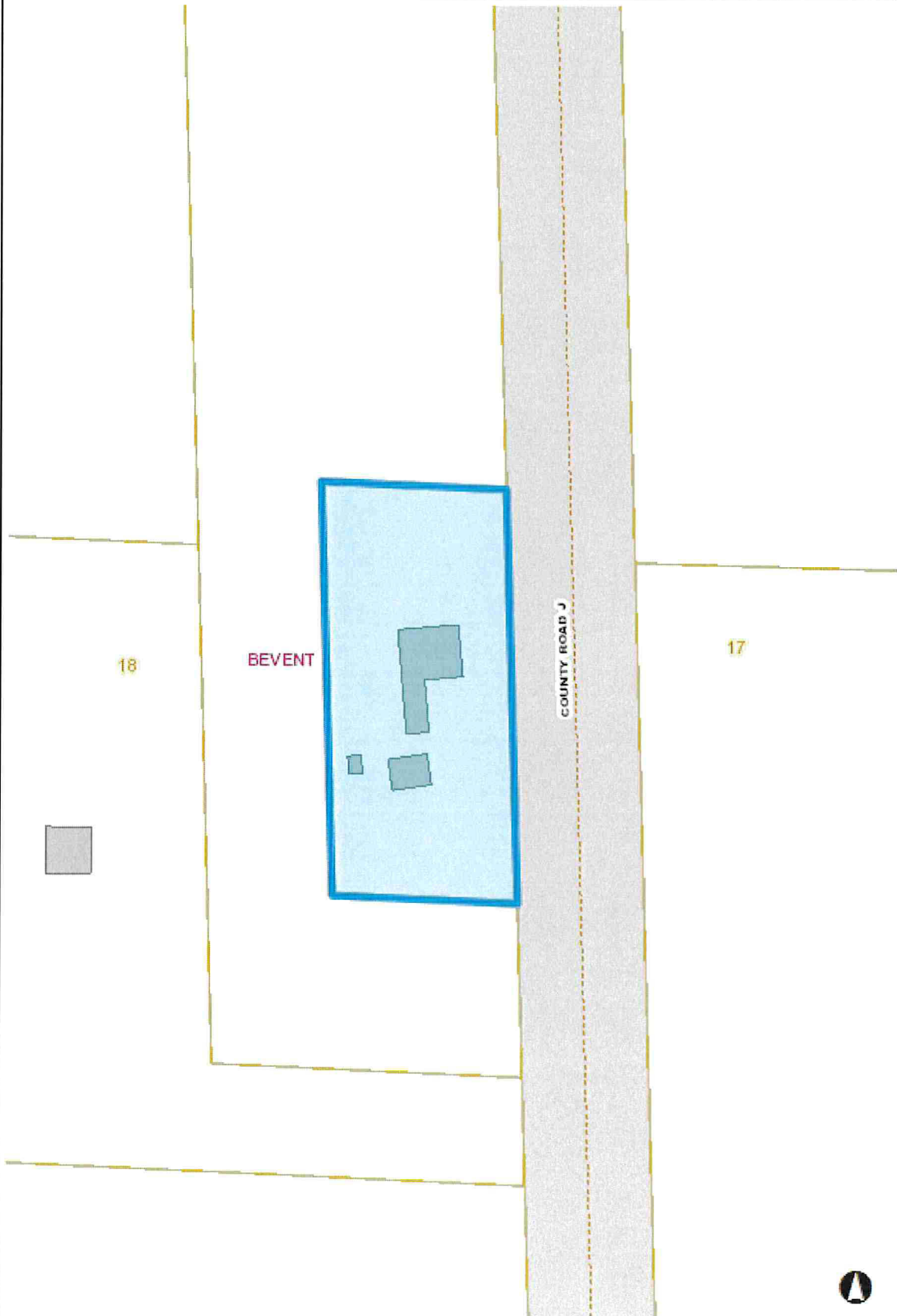


Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings
- Municipalities
- Surrounding_Counties
 - CLARK
 - LANGLADE
 - LINCOLN
 - PORTAGE
 - SHAWANO
 - TAYLOR
 - WAUPACA
 - WOOD



Notes

48.21 0 48.21 Feet

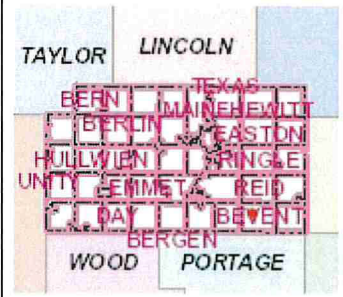
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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.

NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Land Information Mapping System



Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities
- 2015 Orthos
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Surrounding_Counties
 - CLARK
 - LANGLADE
 - LINCOLN
 - PORTAGE
 - SHAWANO
 - TAYLOR
 - WAUPACA
 - WOOD

Notes

96.42 0 96.42 Feet

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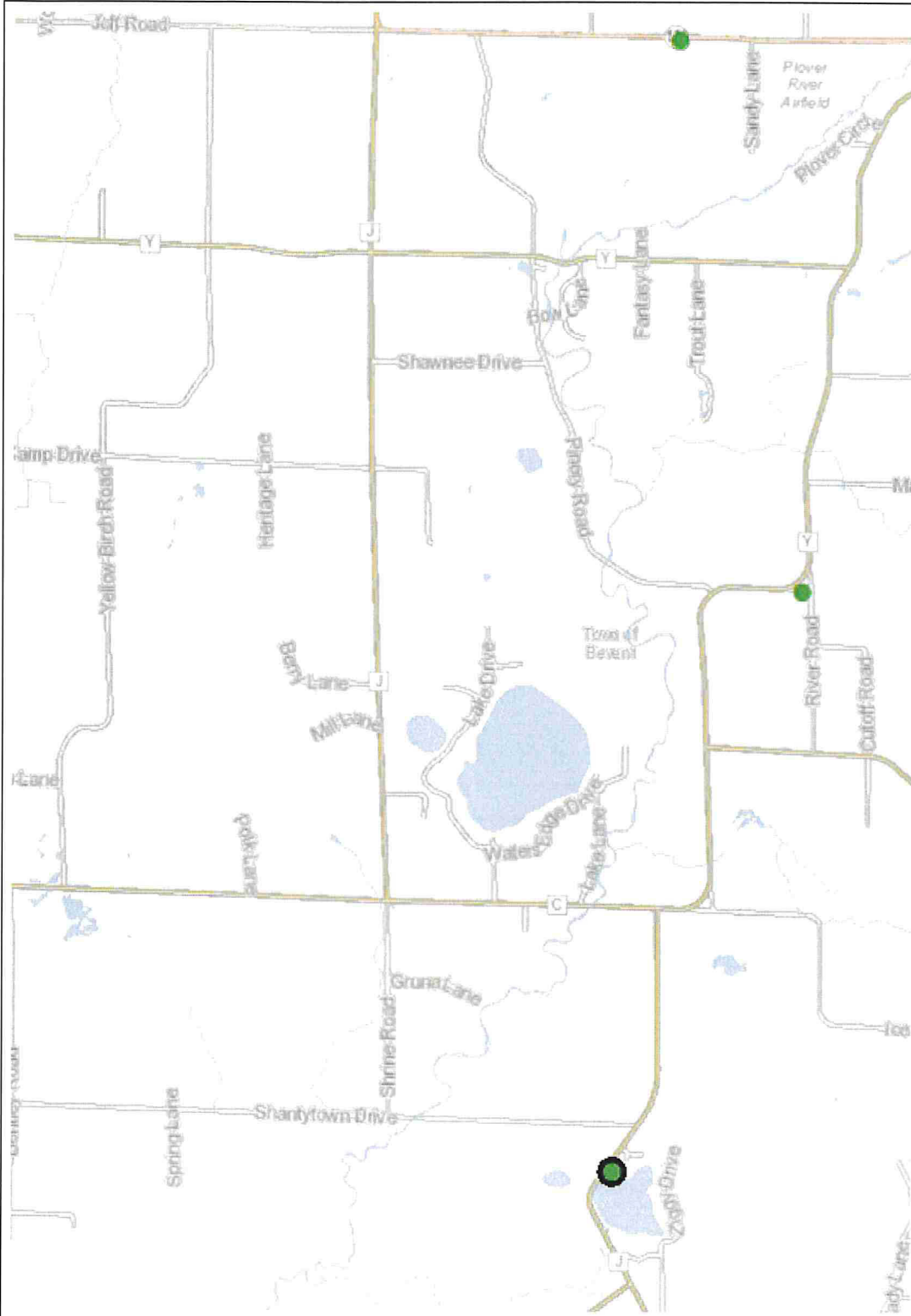
NAD_1983_HARN_WISCRS_Marathon_County_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION



David Hintz

206264 County Road J, Rosholt WI 54473



Legend

- Open Site
- Closed Site
- Continuing Obligations Apply

0.9 0 0.9 Miles

1: 47,520



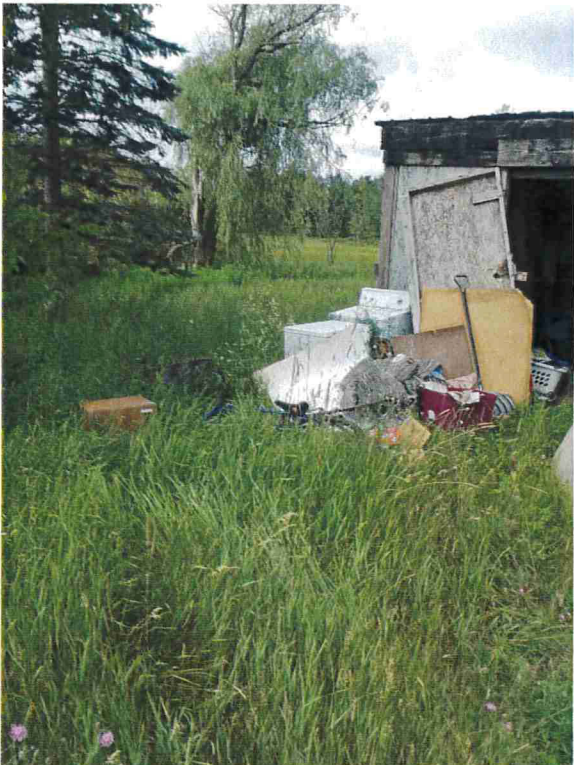
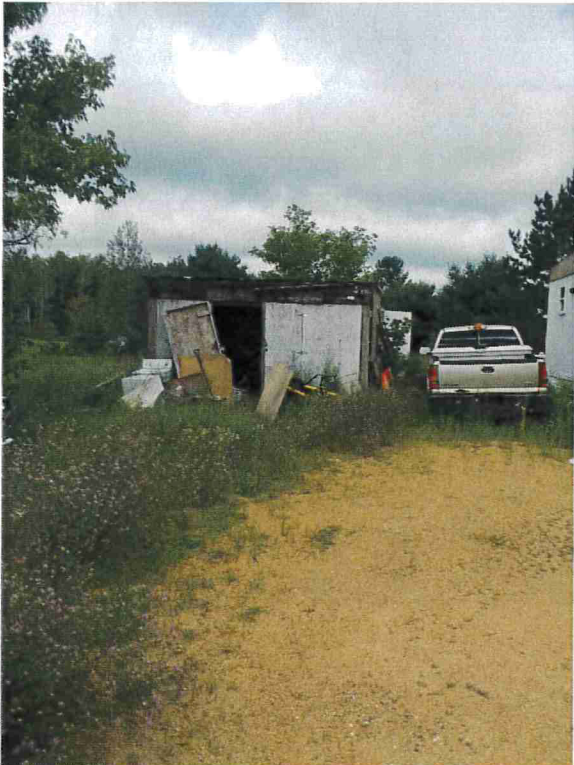
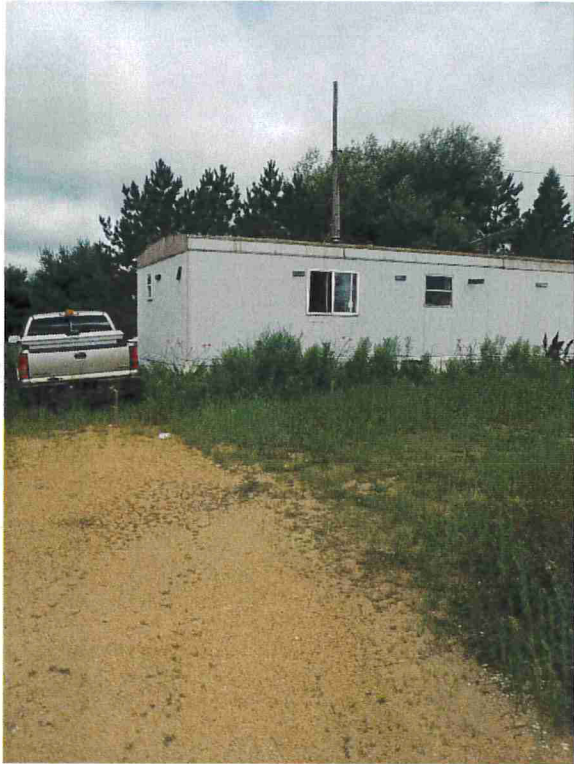
NAD_1983_HARN_Wisconsin_TM

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/org/legal/>

Note: Not all sites are mapped.

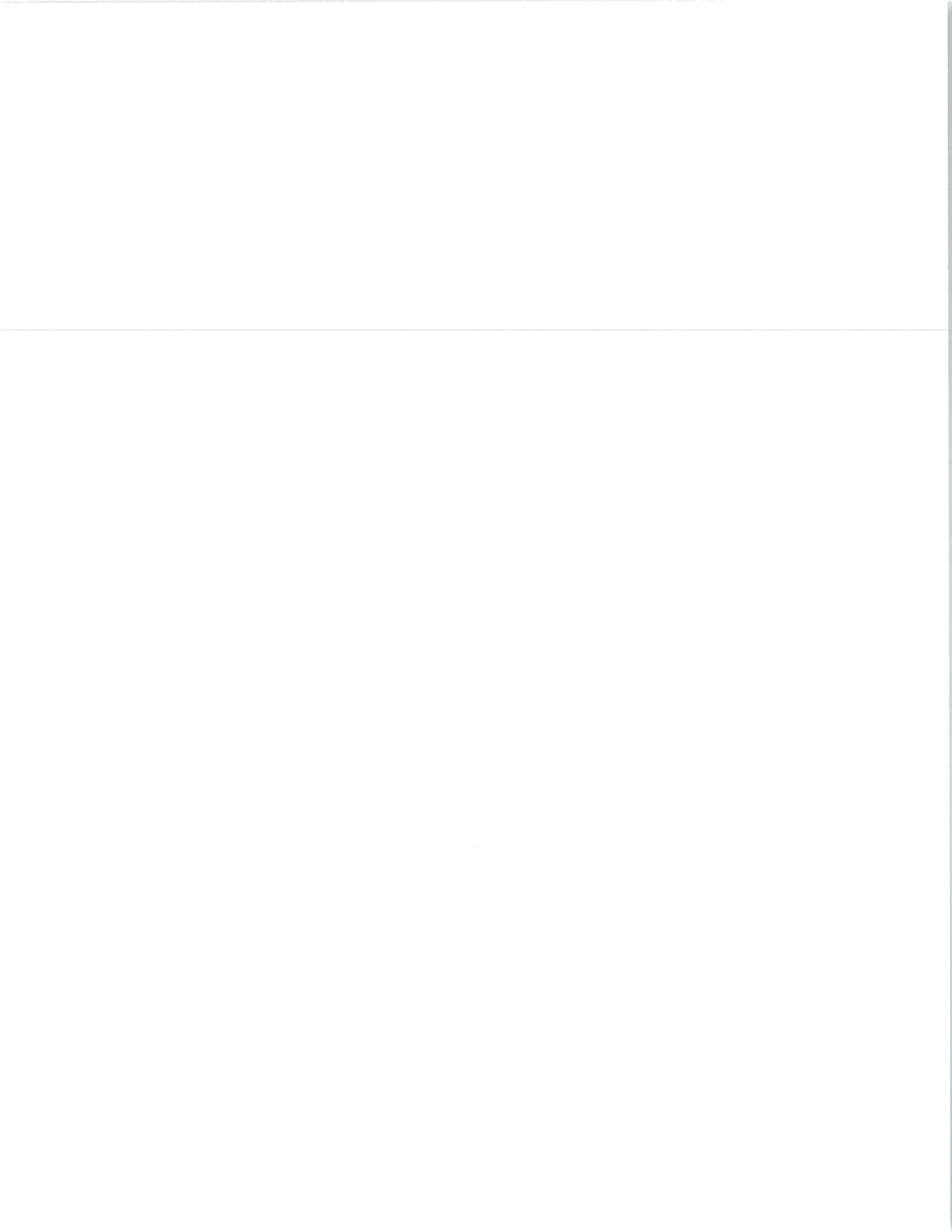
Notes

David Hintz
206264 County Road J, Rosholt WI 54473
Pin #008-2609-181-0995





Bidder provided
Recent photos and pics of
appraisal comps
2021-3







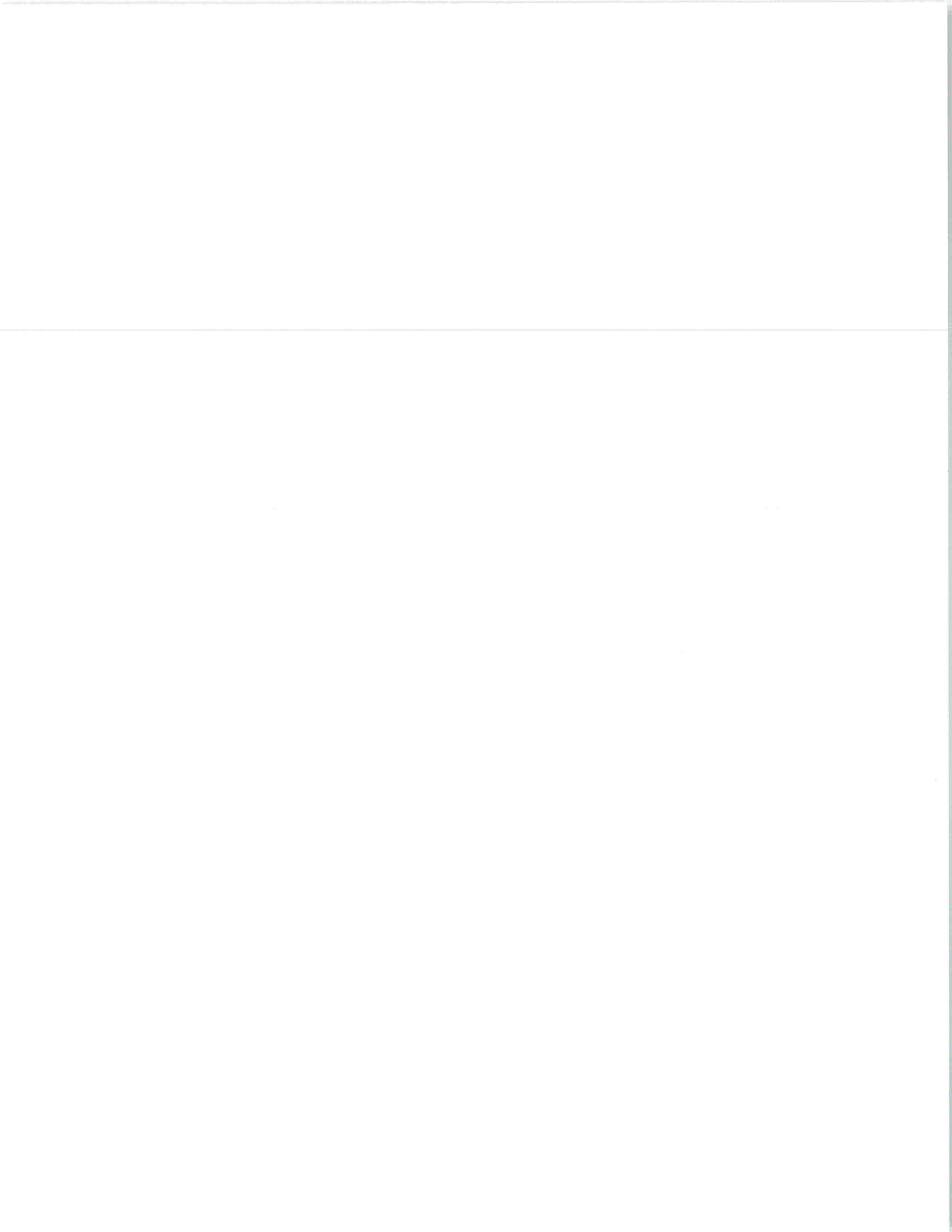










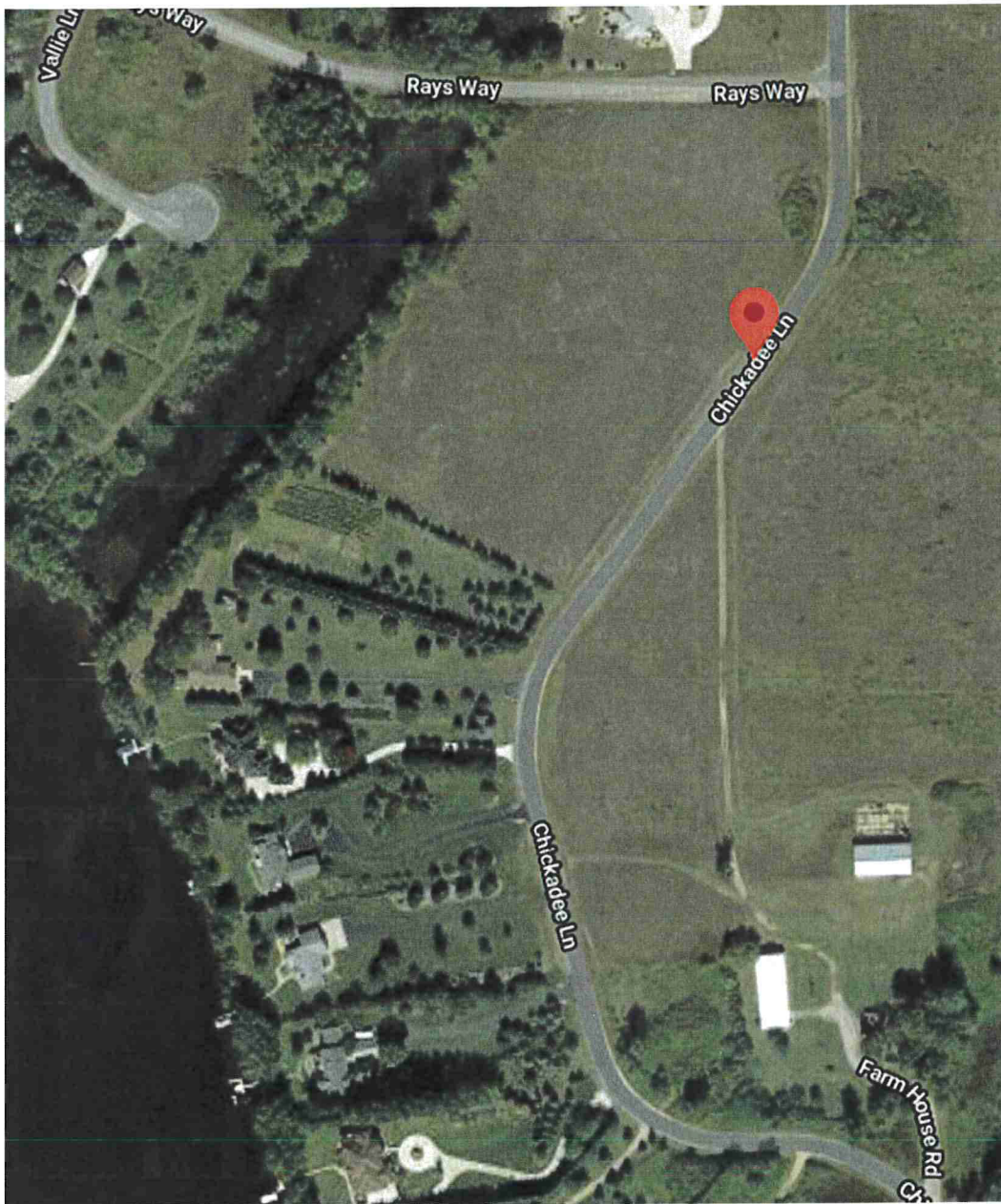


29 Blue Spruce Road



Comparable

40 Chickadee Lane



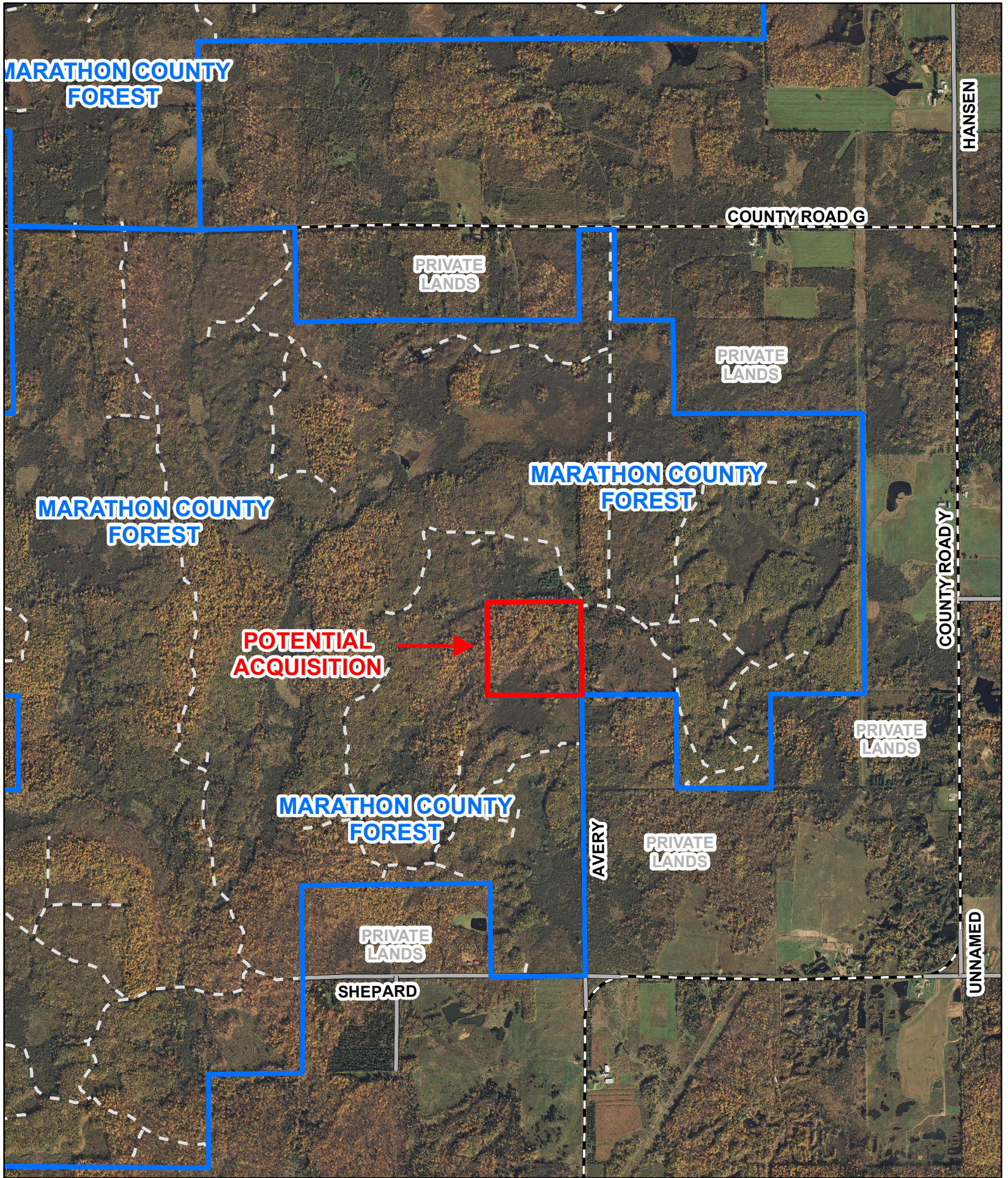
183221 Beechman Street



Exhibit A

Land Exchange For County Forest Acquisition

Town of Harrison



0 0.5 1 2 Miles

