



**HAMELE
AUCTION**

Live August 15th at 1PM **AUCTION**



**Midwest Lifestyle
Properties**

This Multi Parcel Log Home and Acreage LIVE Auction



Marquette County
Multi Parcel LIVE Auction
Previews:

July 18th 11-1 PM,

July 25th 11-1 PM

August 8th 11-1 PM

N4435 18th Rd

Montello, WI 53949

www. HameleAuctions.com



Property Features:

- **Lot #1** 8+/- Acres and Mobile
- **Lot #2** 18+/- Acres and Log Home
- **Lot #3** 14.5+/- Acres Guest Home
Clearly Building and Buildings
- **Lot #4** Lot #4 37.5+/- Acres

**Agent- Jason Syens
608-697-0160**

Auctioneer #2224 **Travis Hamele
608-697-3349**

Office **608-742-5000**

1325 W Wisconsin Street, Portage, WI 53901




**TERMS: 10% Buyer's Fee added to high bid, nonrefundable down payment at time of signing.
Close before September 30th 2020. See complete terms and conditions on website**



1887564 **Active** **Single Family**

N4435 18th Rd **Town** Montello **N08**
Montello WI 53949 **County:** Marquette
Subdivision: n/a

Bedrooms: 3 **Est Above Grade SqFt:** 1,943
Full Baths: 2 **Est Part/ALL Below Grd SqFt:** 293
Half Baths: 0 **Est Total Finished SqFt:** 2,236 *Other*
Year Built: 2005 *Seller* **Full Garage Stalls:** 0
Est. Acres: 79.60 *Assessor*

Open House Info
7/18/2020 11:00-1:00 **Click M for Map:** 
7/25/2020 11:00-1:00 **Documents (if any):** 
Calculate Payment: 

Montello east on Hwy 23 to right on 18th Rd property on right less than 2 miles.

						Baths		School Info	
						Full	Half		
Living/Great:	M 21x20	Main BedRm:	M 16x17	Laundry:	L 3x6	Upper:	0	0	(D) Montello
Formal Dining:		2nd BedRm:	M 14x10	Loft:	U 18x34	Main:	1	0	(E) Call School District
Dining Area:		3rd BedRm:	L 13x17			Lower:	1	0	(M) Montello
Kitchen:	M 13x21	4th BedRm:							(H) Montello
Family Room:		5th Bedrm:							

Lake/River:		Net Taxes:	\$ 4,064 / 2019	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	012-00787-0005	Builder:	
Lot Dimensions:		Zoning:	res/ag/rec		

Type	2 story	Fuel	Liquid propane
Architecture	Other, Log Home	Heating/Cooling	Forced air, Central air
Mstr Bed Bath	None	Water/Waste	Joint well, Non-Municipal/Prvt dispos
Kitchen Features	Range/Oven, Dishwasher	Driveway	Unpaved
Basement	Full, Walkout to yard, Partially finished, Sump pump, Poured concrete foundatn	Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot
Garage	Carport	Terms/Misc.	AUCTION
Exterior	Log, Other	Waterfront	Pond
Lot Description	Wooded, Rural-not in subdivision, Horses Allowed, On ATV /Snowmobile trail	Farm Features	Barn(s), Outbuilding(s), Horse Farm, Pole building

Interior Features Wood or sim. wood floor, Vaulted ceiling, Washer, Dryer, Hi-Speed Internet Avail
Exterior Features Deck, Storage building

Included: Stove, Dishwasher, washer, Dryer in Log home only

Excluded: Fridge in log home and all appliances in guest house. LP tanks

Marquette County Multi Parcel Auction August 15th 1pm on site. List price is a suggested opening bid for property as a whole which is a on contractual price. A 10% Buyer's Premium will be added to final bid on each parcel to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions at time of registration & high bidders will sign an offer to purchase. \$5000 nonrefundable down payment per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on or before September 30th 2020. Seller will entertain offers prior to auction date under all auction terms on all lots or lots 1,2,4 only. Preview Dates are July 18th & 25th & August 8th from 11-1pm.

Sold Price:

Closing Date:

This information provided courtesy of:

United Country Midwest Lifestyle Properties

07/13/2020 02:10 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2020 SCWMLS



Travis Hamele
United Country Midwest Lifestyle Properties
Pref: 608-697-3349
travis@hameleauctions.com
www.hameleauctions.com



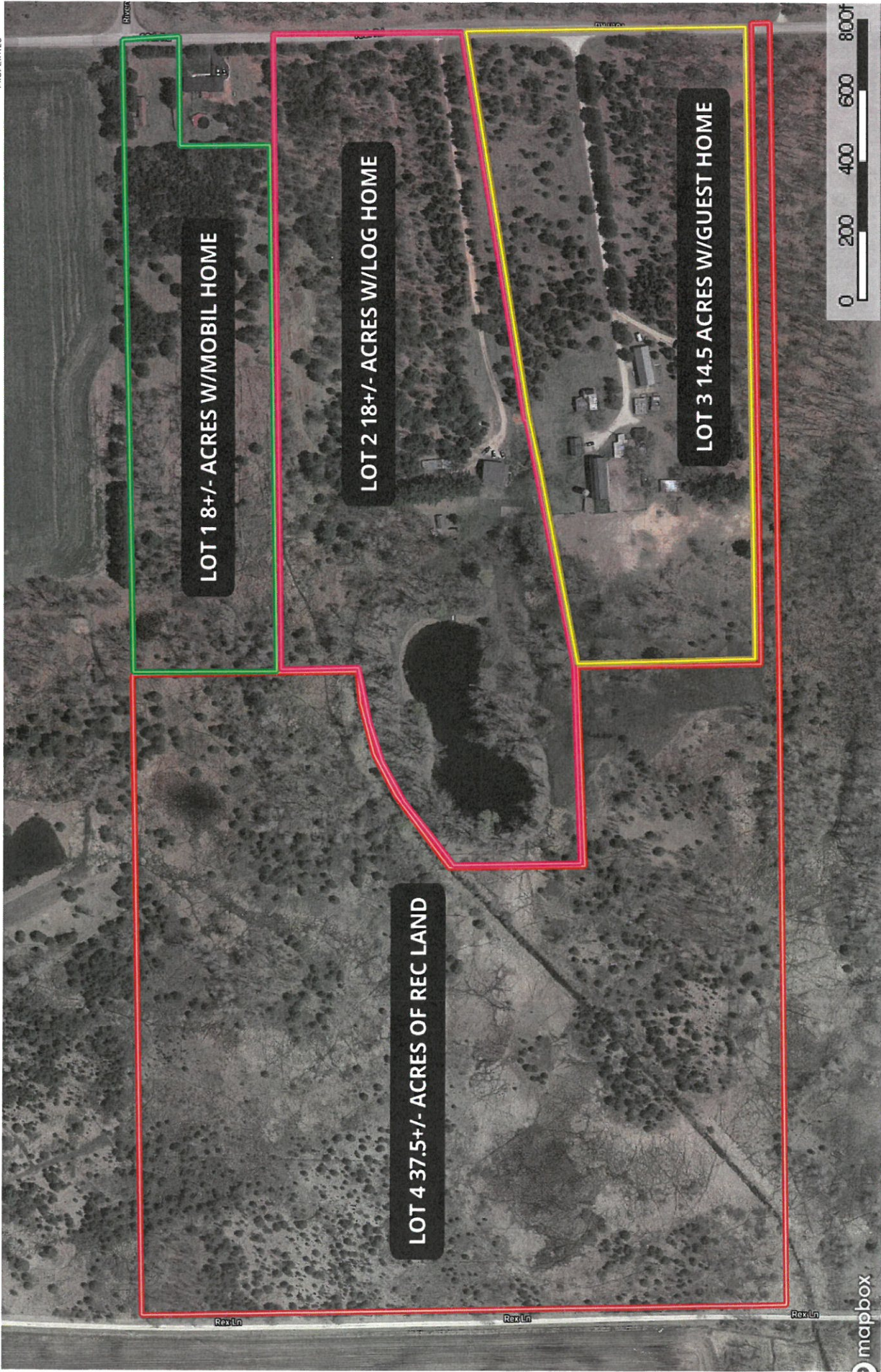
Midwest Lifestyle Properties



Midwest Lifestyle Properties

Property Auction Lot Info:

- **Lot #1:** 14x55 Mobile Home on 8+/- acres. Has well and septic. Electric is to mobile home but is not currently hooked up with electrical company.
- **Lot #2:** 2236+/- sq ft 3-bedroom 2 bath with carport on 18+/- acres. LP heat & outdoor wood burner with central air.
- **Lot #3:** 14.5 acres with old farm house. 1-bedroom guest house with LP heat window, 18x34 with loft, kitchen and living room, Own septic, Joint Well. Cleary 30x80 Pole building, 28x38 finished with concrete floor. 30x78 barn. 20x24 corn crib. 14x52 Concrete pad for trailer/camper with septic, electric and well. 12x16 milk house. 12x30 chicken coop. 22x46 machine shed. 10x22 storage building.
- **Lot #4:** 37.5+/- acres of recreational land with owned access off 18th Rd.



LOT 1 18+/- ACRES W/MOBIL HOME

LOT 2 18+/- ACRES W/LOG HOME

LOT 3 14.5 ACRES W/GUEST HOME

LOT 4 37.5+/- ACRES OF REC LAND



- Boundary 3
- Boundary 2
- Boundary 1
- Boundary

Addenda to Terms & Conditions Relating to Live Auction at N4429, N4431 & N4435 18th Rd Montello, WI.

Ending April 15th 2020 1:00pm

To Register: Bidders will register and bid live and purchase property(s) as follows:

Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Live Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions with offer to purchase after auction has ended.

Terms of Purchase: All properties are offered and/or sold in AS-IS condition, free and clear of any and all liens or judgments. Seller only warrants good title & deed as a Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. Buyer will be required to pay a \$5,000 nonrefundable down payment along with a signed non-contingent offer to purchase per auction parcel, Seller's Addendum and all auction term documents. Closing to take place on or before September 30th 2020 at seller's choice of title companies.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make any and all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidders responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Buyer has the opportunity to test paint prior to auction at own time and cost; also cannot be a contingency to purchase property. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property well be offered in the following as one price and a 10% Buyer's Fee will be added to high bid to determine total contract price. \$5,000 nonrefundable down payment per Auction Parcel. High Bid Subject to Seller confirmation within 48 hrs of midnight the day the auction closes. Property is sold as is with no warranties. Closing to be on or before September 30th 2020. Seller will entertain offers prior to auction ending under all auction terms.

Lot #1: Mobil with 8+/- Acre Lot; Lot #2: Log home on 18+/- Acres; Lot #3 Guest home, Pole Shed, buildings & 14.5+/- Acre Lot; Lot #4 37.5+/- acres recreational land. Survey to be done on property between auction date and closing. Advertised acres are approx. No adjustments to sales price will be made after new survey has been completed.

Additional Info: Lot 2: shares septic and well with Lot 3 prior to closing there will be a joint well & septic agreement drafted wo be recorded with deed. Taxes will be prorated as follows: The amount of the contract purchase agreement multiplied by the municipality area wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate. (Current means date of Closing.

Lot #3 has the old home on it. Upon acceptance of the offer to purchase which includes Lot #3 the buyer will give Seller written notice within 10 days of the acceptance if the buyer would like the old home tore down and ground leveled prior to closing. If written notice is not given to seller within the 10 days of acceptance time line the old home will remain on the property and will not be torn down.

Buyer's Premium: A 10% Buyer's Premium for live bidders will be added to all property high bids to equal total contract price. See Example: High Bid Price \$100,000 plus 10% Buyer's Premium (Live Bidder) equals total contract price (\$100,000 + \$10,000=\$110,000).

Broker Participation: Auction Company to pay 3% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than 5:00pm August 14th 2020. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated August 15th 2020.

This addendum is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
With Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at N4429, N4431, N4435 18th Rd in the Town of Monello WI Marquette County. Tax Parcel #s included in auction are as follows: 012-00787-0000, 012-00787-0005, 012-00787-0010, 012-00789-0000.

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

United Country Midwest Lifestyle Properties ("Auctioneer") has been appointed by Tamra Black ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all of the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5,000 per auction parcel. This deposit will be required in the form of a cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

BUYER'S PREMIUM:

A buyer's premium of ten percent (10%) shall be added to the successful Bidder's high bid and included in the total purchase price to be paid by the successful Bidder. Wire transfer is subject to a \$25.00 fee.

REAL ESTATE CLOSING:

Buyers must close all sale of real property no later than September 30th 2020 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, United County Midwest Lifestyle Properties may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of United County Midwest Lifestyle Properties/ Hamele Auction Service LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer

shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 3 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING

PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR

TITLE DEED

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s): Home:

Cell:

Buyers Signature

Buyers Signature

Bidder Number:

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019
TOWN OF MONTELLO
MARQUETTE COUNTY

BILL NUMBER: 814

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

285454 280593 223918 ACRES: 40.000
SEC 12, T 15 N, R 10 E, NW 1/4 of NW 1/4
PLAT: 3385-3385 CSM
BLOCK/CONDO: LOT 2
PRT OF LOT 2 CSM 3385 BEING PRT OF NW-NW 40.00A

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

Parcel #: 012-00789-0000
Alt. Parcel #: 1212151022000

Property Address:

Table with 2 rows and 6 columns: Assessed Value Land, Ass'd. Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate, Est. Fair Mkt. Land, Est. Fair Mkt. Improvements, Total Est. Fair Mkt., A Star in this box means Unpaid Prior Year Taxes, School taxes reduced by school levy tax credit.

Table with 6 columns: Taxing Jurisdiction, 2018 Est. State Aids Allocated Tax Dist., 2019 Est. State Aids Allocated Tax Dist., 2018 Net Tax, 2019 Net Tax, % Tax Change. Includes rows for STATE OF WISCONSIN, MARQUETTE COUNTY, TOWN OF MONTELLO, MONTELLO SCH DIST, MADISON AREA MATC, and a Total row.

Table with 2 main columns: Payment Information (Make Check Payable to, And Second Installment Payment Payable To) and Tax Summary (Full Payment Due On or Before January 31, 2020, Or First Installment Due On or Before January 31, 2020, And Second Installment Due On or Before July 31, 2020, Net Property Tax).

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
MONTELLO SCH DIST

Summary table with 4 columns: Total Additional Taxes (160,265.13), Total Additional Taxes Applied to Property (45.47), Year Increase Ends (2029).

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2020
\$ 699.39
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PLEASE RETURN LOWER PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2019

Bill #: 814
Parcel #: 012-00789-0000
Alt. Parcel #: 1212151022000

Total Due For Full Payment \$699.39
Pay to Local Treasurer By Jan 31, 2020

Check For Billing Address Change.

Table with 2 columns: 1ST INSTALLMENT (Pay to Local Treasurer \$349.70 BY January 31, 2020) and 2ND INSTALLMENT (Pay to County Treasurer \$349.69 BY July 31, 2020)

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

FOR TREASURERS USE ONLY
PAYMENT
BALANCE
DATE

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**

TOWN OF MONTELLO
MARQUETTE COUNTY

BILL NUMBER: 810

IMPORTANT: · Correspondence should refer to parcel number.
· See reverse side for important information.
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
285454 280593 223918 ACRES: 29.600
SEC 12, T 15 N, R 10 E, NE¼ of NW¼
PLAT: 3385-3385 CSM
BLOCK/CONDO: LOT 2
PRT OF LOT 2 CSM 3385 BEING PRT OF NE-NW 29.60A

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

Property Address: N4431 18TH RD

Parcel #: 012-00787-0000
Alt. Parcel #: 1212151021010

Assessed Value Land 21,100	Ass'd. Value Improvements 88,800	Total Assessed Value 109,900	Ave. Assmt. Ratio 0.9613	Net Assessed Value Rate (Does NOT reflect credits) 0.017141970	
Est. Fair Mkt. Land See Reverse, Use Value Assessment	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 205.03	
Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MARQUETTE COUNTY	75,868	75,256	930.48	961.73	3.4%
TOWN OF MONTELLO	67,389	71,730	86.36	88.40	2.4%
MONTELLO SCH DIST	845,868	880,774	789.91	732.80	-7.2%
MADISON AREA MATC	128,059	123,735	100.86	100.98	0.1%
Total	1,117,184	1,151,495	1,907.61	1,883.91	-1.2%
			62.37	58.24	-6.6%
			1,845.24	1,825.67	-1.1%

Make Check Payable to:
TREASURER
TOWN OF MONTELLO
PO BOX 425
MONTELLO WI 53949
(608) 297-2923

And Second Installment Payment Payable To
COUNTY TREASURER
DIANA CAMPBELL
PO BOX 186
MONTELLO WI 53949

Full Payment Due On or Before January 31, 2020
\$1,825.67

Or First Installment Due On or Before January 31, 2020
\$912.84

And Second Installment Due On or Before July 31, 2020
\$912.83

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax 1,825.67

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2020
▶ \$ 1,825.67

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
MONTELLO SCH DIST

Total Additional Taxes 160,265.13
Total Additional Taxes Applied to Property 122.49
Year Increase Ends 2029

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

REAL ESTATE PROPERTY TAX BILL FOR 2019

Bill #: 810
Parcel #: 012-00787-0000
Alt. Parcel #: 1212151021010

Total Due For Full Payment \$1,825.67
Pay to Local Treasurer By Jan 31, 2020

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$912.84 BY January 31, 2020	2ND INSTALLMENT Pay to County Treasurer \$912.83 BY July 31, 2020
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Check For Billing Address Change.

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-5862 (R-8-15)

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**

TOWN OF MONTELLO
MARQUETTE COUNTY

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

BLACK, TAMARA L

BILL NUMBER: 811

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

285454 280593 223918 ACRES: 5.000
SEC 12, T 15 N, R 10 E, NE¼ of NW¼
PLAT: 2855-2855 CSM
BLOCK/CONDO: LOT 1
LOT 1 CSM 2855 BEING PRT OF NE-NW 5.00A

Property Address: N4435 18TH RD

Parcel #: 012-00787-0005
Alt. Parcel #: 1212151021015

Assessed Value Land 21,600	Ass'd. Value Improvements 158,800	Total Assessed Value 180,400	Ave. Assmt. Ratio 0.9613	Net Assessed Value Rate (Does NOT reflect credits) 0.017141970
Est. Fair Mkt. Land 22,500	Est. Fair Mkt. Improvements 165,200	Total Est. Fair Mkt. 187,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 336.56

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MARQUETTE COUNTY	75,868	75,256	1,589.58	1,578.67	-0.7%
TOWN OF MONTELLO	67,389	71,730	147.53	145.10	-1.6%
MONTELLO SCH DIST	845,868	880,774	1,349.44	1,202.87	-10.9%
MADISON AREA MATC	128,059	123,735	172.30	165.76	-3.8%
Total	1,117,184	1,151,495	3,258.85	3,092.40	-5.1%
	First Dollar Credit		62.37	58.24	-6.6%
	Lottery & Gaming Credit		151.47	161.60	6.7%
	Net Property Tax		3,045.01	2,872.56	-5.7%

Make Check Payable to: TREASURER TOWN OF MONTELLO PO BOX 425 MONTELLO WI 53949 (608) 297-2923	Full Payment Due On or Before January 31, 2020 \$2,872.56
	Or First Installment Due On or Before January 31, 2020 \$1,355.48
And Second Installment Payment Payable To COUNTY TREASURER DIANA CAMPBELL PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2020 \$1,517.08
	FOR TREASURERS USE ONLY
	PAYMENT _____
	BALANCE _____
	DATE _____

Net Property Tax	2,872.56
TOTAL DUE FOR FULL PAYMENT	Pay By January 31, 2020
	\$ 2,872.56

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
160,265.13	201.07	2029

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

PA-686/2 (R. 8-15)

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

REAL ESTATE PROPERTY TAX BILL FOR 2019

Bill #: 811
Parcel #: 012-00787-0005
Alt. Parcel #: 1212151021015

Total Due For Full Payment \$2,872.56
Pay to Local Treasurer By Jan 31, 2020

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$1,355.48 BY January 31, 2020	2ND INSTALLMENT Pay to County Treasurer \$1,517.08 BY July 31, 2020
---	---

Check For Billing Address Change.

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

FOR TREASURERS USE ONLY	
PAYMENT	_____
BALANCE	_____
DATE	_____

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2019**
TOWN OF MONTELLO
MARQUETTE COUNTY

BLACK, TAMARA L

BILL NUMBER: 812

IMPORTANT: Correspondence should refer to parcel number.

See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

285454 280593 223918 ACRES: 5.000
SEC 12, T 15 N, R 10 E, NE¼ of NW¼
PLAT: 3385-3385 CSM
BLOCK/CONDO: LOT 1
LOT 1 CSM 3385 BEING PRT OF NE-NW 5.00A

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

Parcel #: 012-00787-0010
Alt. Parcel #: 1212151021017

Property Address:

Assessed Value Land 12,400	Ass'd. Value Improvements 80,800	Total Assessed Value 93,200	Ave. Assmt. Ratio 0.9613	Net Assessed Value Rate (Does NOT reflect credits) 0.017141970
Est. Fair Mkt. Land 12,900	Est. Fair Mkt. Improvements 84,100	Total Est. Fair Mkt. 97,000	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 173.88

Taxing Jurisdiction	2018 Est. State Aids Allocated Tax Dist.	2019 Est. State Aids Allocated Tax Dist.	2018 Net Tax	2019 Net Tax	% Tax Change
STATE OF WISCONSIN				0.00	
MARQUETTE COUNTY	75,868	75,256	800.07	815.59	1.9%
TOWN OF MONTELLO	67,389	71,730	74.26	74.96	0.9%
MONTELLO SCH DIST	845,868	880,774	679.21	621.44	-8.5%
MADISON AREA MATC	128,059	123,735	86.72	85.64	-1.2%
Total	1,117,184	1,151,495	1,640.26	1,597.63	-2.6%
	First Dollar Credit		62.37	58.24	-6.6%
	Lottery & Gaming Credit				
	Net Property Tax		1,577.89	1,539.39	-2.4%

Make Check Payable to: TREASURER TOWN OF MONTELLO PO BOX 425 MONTELLO WI 53949 (608) 297-2923	Full Payment Due On or Before January 31, 2020 \$1,539.39
	Or First Installment Due On or Before January 31, 2020 \$769.70
And Second Installment Payment Payable To COUNTY TREASURER DIANA CAMPBELL PO BOX 186 MONTELLO WI 53949	And Second Installment Due On or Before July 31, 2020 \$769.69
	FOR TREASURERS USE ONLY
	PAYMENT _____
	BALANCE _____
	DATE _____

Net Property Tax	1,539.39
TOTAL DUE FOR FULL PAYMENT	
Pay By January 31, 2020	\$ 1,539.39
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
MONTELLO SCH DIST

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
160,265.13	103.88	2029

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

REAL ESTATE PROPERTY TAX BILL FOR 2019

Bill #: 812
Parcel #: 012-00787-0010
Alt. Parcel #: 1212151021017

Total Due For Full Payment	\$1,539.39
Pay to Local Treasurer By Jan 31, 2020	

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$769.70 BY January 31, 2020	2ND INSTALLMENT Pay to County Treasurer \$769.69 BY July 31, 2020
---	---

Check For Billing Address Change.

TAMARA L BLACK
N4435 18TH RD
MONTELLO WI 53949

FOR TREASURERS USE ONLY	
PAYMENT	_____
BALANCE	_____
DATE	_____

PA-686/2 (R. 8-15)

Document No. _____

**PLUMBING SYSTEM INSPECTION
AND ENFORCEMENT EASEMENT**

This indenture, made by _____ and their successors in interest hereinafter, called "**grantor owner**" and _____ and their successors in interest, hereinafter called "**grantor user**" conveys to **Marquette County**, hereafter called "**grantee**" for valuable consideration, plumbing inspection and enforcement rights, for the following described parcel(s) of real estate in Marquette County, State of Wisconsin:
(provide legal description or location of property)

This easement is granted as required by the "**grantee**" for the approval of a plumbing system under Ch. 145, Stats. This easement is intended to apply to any common ownership plumbing system that may result if the property which is subject to this easement is ever subdivided. The plumbing system covered by this easement is located on property described as follows:
(provide legal description or location of property)

RETURN TO: ZONING OFFICE

Parcel Identification Number (PIN) _____

By virtue of this easement, it is understood and agreed:

The "**grantor owner(s) and their successors in interest**" are defined as the vested owner(s) of the above described real property duly recorded with the Marquette County Register of Deeds.

The "**grantor user(s) and their successors in interest**" are defined as the grantor(s) who own and/or utilize the plumbing system covered by this easement. The "**grantor owner(s)**" have conveyed to the "**grantor user(s)**" an easement in the property described above to run with the land for the sole purpose of utilizing the plumbing system covered by this easement.

The plumbing system existing on the property subject to this easement is solely utilized by the "**grantor user(s)**" to service property not subject to this easement.

The plumbing system covered by this easement was installed under Marquette County Permit Number 7189, issued on 10-08-1980.

When the plumbing system covered by this easement is deemed failed by the Marquette County Zoning Administrator this easement shall expire.

The "**grantor owner(s)**" and the "**grantor user(s) and their successors in interest**" promise to hold harmless and/or indemnify the "**grantee**" for any claims or other actions arising out of any contract or agreement entered into between "**grantor owner(s)**" and the "**grantor user(s)**" concerning the property subject to this easement.

By virtue of this easement, the "grantor user(s) and their successors are responsible for the operation and maintenance of a lawfully functioning plumbing system existing on the property subject to this easement and utilized by "**grantor user(s)**." This easement shall run with the land. If a common ownership plumbing system results from the subdividing of the property or the "**grantor owner(s)**" and their successors utilize the plumbing system, then all parties who either jointly own or utilized such a system shall be responsible for the operation and maintenance of a lawfully functioning plumbing system existing on the property subject to this easement or may fulfill the obligations of this easement by joining with others to cause the plumbing system to be operated and maintained by a single entity with sufficient legal powers to levy and collect assessment for such operation and maintenance. Examples of such entities include, without limitation, a condominium association, a property owner corporation as described in s.779.70, Stats., a lawful private sewerage district, a municipal sewerage district or a private utility district charged with the operation of a lawful private sewerage system.

The provisions of this instrument may be enforced by the "**grantor owner(s) and their successors in interest**", the "**grantor user(s) and their successors interest**"; by any owner of property served by the plumbing system described in this easement and may also be enforced by the grantee, any successor agency, or the local governmental agency responsible for enforcing the regulations pertaining to the plumbing system described above. The rights acquired do **not** grant the public the right to enter the above described area for any purpose. The rights acquired do **not** grant the State of Wisconsin, or its agents, the right to enter the above described area except for the purpose of inspection and enforcement of said rights.

Grantor(s) Owner:	Subscribed and sworn to before me on _____	Grantor(s) User:	Subscribed and sworn to before me on _____
_____	Notary Public	_____	Notary Public
Signature(s)	My commission expires: _____	Signature(s)	My commission expires: _____

MARQUETTE COUNTY

06/29/2020

08:11 AM

Property Owner:
TAMARA L BLACK
N4435 18TH RD
MONTELLLO, WI 53949

SanitaryPermit
2 869227 1990
012-00787-0000
1212151021010
TOWN OF MONTELLLO
N4431 18TH RD

Page # 1

Date	Activity Type Reference Comments	Activity Name	Person	Activity Status
6/30/2019	Notice n/a	INSPECTION NOTICE		Printed
4/11/2019	Inspection Not used.	Inspection of system	Grant, Dustin	Compliant

Mobil Home -
N4493 18th Rd

MARQUETTE COUNTY

06/29/2020

08:19 AM

Property Owner:
 TAMARA L BLACK
 N4435 18TH RD
 MONTELLO, WI 53949

SanitaryPermit
 147089 2011
 012-00787-0010
 1212151021017
 TOWN OF MONTELLO
 N4429 18TH RD

Page # 1

Date	Activity Type Reference Comments	Activity Name	Person	Activity Status
4/27/2020	Pumping n/a	Pumping of system	Al's Pumping	Compliant
3/31/2020	Notice	MAINTENANCE REMINDER		Printed
	2nd notice sent to have POWTS serviced			
12/31/2019	Notice	INSPECTION NOTICE		Printed
	n/a			
7/13/2016	Pumping Septic Pumping - country	Pumping of system	See Notes for Servicer	Compliant
7/1/2016	Notice	INSPECTION NOTICE		Printed
	1st Notice for Servicing			

MARQUETTE COUNTY

06/29/2020
08:10 AM

Page # 1

Property Owner:
TAMARA L BLACK
N4435 18TH RD
MONTELLLO, WI 53949

SanitaryPermit
4 96061 2000
012-00787-0000
1212151021010
TOWN OF MONTELLLO
N4431 18TH RD

Date	Activity Type Reference Comments	Activity Name	Person	Activity Status
7/19/2018	Pumping n/a	Pumping of system	Al's Pumping	Compliant
3/29/2018	Notice 2nd Notice to have POWTS serviced	MAINTENANCE REMINDER		Printed
7/10/2017	Notice n/a	INSPECTION NOTICE		Printed
9/24/2014	Pumping n/a	Pumping of system	Al's Pumping	Compliant
7/1/2014	Notice 1st Notice for Servicing	INSPECTION NOTICE		Printed
7/29/2011	Pumping Septic Pumping - Al's	Pumping of system	Al's Pumping	Compliant
7/1/2011	Notice 2nd Notice for Servicing	INSPECTION NOTICE		Printed
4/1/2011	Notice 1st Notice for Servicing	INSPECTION NOTICE		Printed
6/30/2008	Pumping Septic Pumping - Al's	Pumping of system	Al's Pumping	Compliant
6/30/2007	Pumping Septic Pumping - Al's	Pumping of system	Al's Pumping	Compliant
4/1/2007	Notice 2nd Notice for Servicing	INSPECTION NOTICE		Printed
7/1/2006	Notice 1st Notice for Servicing	INSPECTION NOTICE		Printed
8/2/2003	Pumping Septic Pumping - Al's	Pumping of system	Al's Pumping	Compliant

Farm House - Full System

MARQUETTE COUNTY

06/29/2020
08:10 AM

Property Owner:
TAMARA L BLACK
N4435 18TH RD
MONTELLO, WI 53949

SanitaryPermit
4 96061 2000
012-00787-0000
1212151021010
TOWN OF MONTELLO
N4431 18TH RD

Page # 2

Date	Activity Type Reference Comments	Activity Name	Person	Activity Status
7/1/2003	Notice	INSPECTION NOTICE		Printed
	1st Notice for Servicing			

MARQUETTE COUNTY

06/29/2020
08:08 AM

Property Owner:
TAMARA L BLACK
N4435 18TH RD
MONTELLO, WI 53949

Page # 1

SanitaryPermit
95348 2004
012-00787-0005
1212151021015
TOWN OF MONTELLO
N4435 18TH RD

Date	Activity Type Reference Comments	Activity Name Person	Activity Status
4/27/2020	Pumping n/a	Pumping of system Al's Pumping	Compliant
3/31/2020	Notice 2nd notice sent to have POWTS serviced	MAINTENANCE REMINDER	Printed
12/31/2019	Notice n/a	INSPECTION NOTICE	Printed
10/3/2016	Pumping Al's Pumping Service - Princeton	Pumping of system Al's Pumping	Compliant
7/1/2016	Notice 1st Notice for Servicing	INSPECTION NOTICE	Printed
9/13/2013	Pumping Septic Pumping - Als	Pumping of system Al's Pumping	Compliant
7/1/2013	Notice 1st Notice for Servicing	INSPECTION NOTICE	Printed
11/10/2010	Pumping Septic Pumping - Al's	Pumping of system Al's Pumping	Compliant
6/10/2008	Pumping Septic Pumping - Al's	Pumping of system Al's Pumping	Compliant
4/1/2008	Notice 2nd Notice for Servicing	INSPECTION NOTICE	Printed
7/1/2007	Notice 1st Notice for Servicing	INSPECTION NOTICE	Printed

Tank Only - uses Farm House
Log Home drainfield

MARQUETTE COUNTY

06/29/2020
08:11 AM

Page # 1

Property Owner:
TAMARA L BLACK
N4435 18TH RD
MONTELLO, WI 53949

SanitaryPermit
3 96061 2000
012-00787-0000
1212151021010
TOWN OF MONTELLO
N4431 18TH RD

Date	Activity Type Reference Comments	Activity Name	Person	Activity Status
7/19/2018	Inspection n/a	Inspection of system	Al's Pumping	Compliant
3/29/2018	Notice 2nd Notice to have POWTS serviced	MAINTENANCE REMINDER		Printed
7/10/2017	Notice n/a	INSPECTION NOTICE		Printed
9/1/2014	Pumping Added to match house on same property	Pumping of system		Compliant

Rental -