

Premier WI Campground, Resort and Bar & Grill

Online Only Auction

Ending November 11th 6:00 PM

Soft close

N1035 Riviera Ave
Neillsville, WI 54456

12+ Acres with Camp Sites, Cabins, Pub & Grille



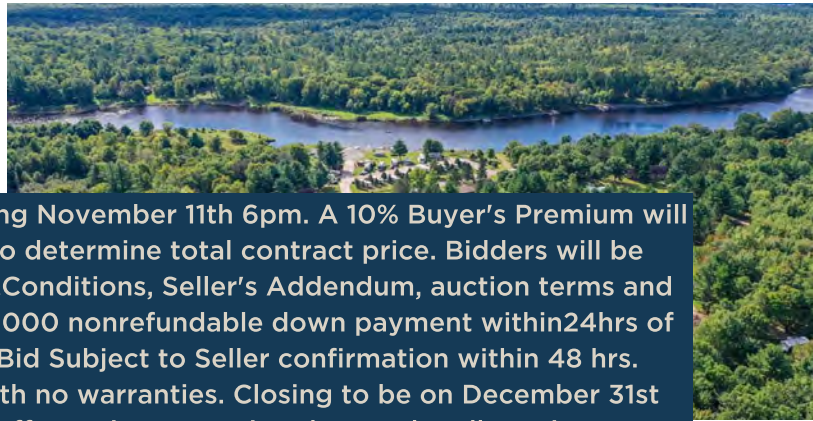
United Country
Real Estate

Midwest Lifestyle
Properties

hameleauctions.com
608.797.7230



HAMELE
AUCTION
SERVICES



Online Only Auction Ending November 11th 6pm. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and wire \$50,000 nonrefundable down payment within 24 hrs of bid acceptance. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on December 31st 2021. Seller will entertain offers prior to auction date under all auction terms.

Preview Dates are Thursday Oct. 7th 2-4, Sunday Oct. 24th 11-1 and Nov. 7th 11-1.



Midwest
Lifestyle
Properties



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Premier WI Campground, Resort & Bar and Grill Online Auction 11/11 6PM

N1035 Riviera Ave
Neillsville, WI 54456



Here is your opportunity to own one of Wisconsin's premier campgrounds and resorts! This property has a ton to offer from multiple streams of income with year round business opportunities to grow and expand as well as a great history of business and re-bookings from it's amazing patrons. The Riviera Resort and Campground is a multi faceted business that offers permanent RV camping, year round cabins, seasonal mini mobile homes, bunk house mini hotel, tent camping campground , full bar and grill, seasonal outdoor bar as well as an event space for groups and events and Friday night fish fries Wisconsin style. Located in scenic Hatfield, Wisconsin, the Riviera Resort & Campgrounds offers the perfect getaway. The modern cabins are available year-round and range in sizes to accommodate all sizes of family fun, 400 + miles of UTV and ATV trail riding, snowmobiling, hunting or simply a quiet couples get away. All cabins are 3 bedroom, 2 bath and with a full kitchen and are supplied with cookware, towels and linens. Conveniently located near Black River Falls Wisconsin, golf courses, lakes and rivers, Ho Chunk Casino and so much more! Located near and having direct access to beautiful Lake Arbutus your guests will enjoy the excellent opportunities for fishing and recreational watersports as well as the beautiful scenery and "up north" feel without all of the travel. Spend the day on the lake or at the Black River Lodge Resort watching the latest sporting events. End the day in the relaxing atmosphere during dinner at the Riviera Pub & Grille. Whether spending a day on the lake or enjoying the town of Hatfield, your stay is sure to be enjoyable.

Lodging Options and Amenities: Campground and Resort Complex sits on 12+acres 9 - RV Camping sites with full hookups (Sewer, Water & Electric) 90ft x 30ft Concrete pad w/ turf grass 6 - Year Round Cabins 3 Bedroom, Kitchen, Furniture, Laundry and fully furnished & ready for your stay 7 - Mini Mobile Cabins - Fully furnished, bedroom, pull out couches, kitchen, Heat and A/C 9 - 60x40ft area Tent Camping Sites with 30amp Electric Outlet 1 - Loft House -Sleeps 7, open Concept, coffee maker, microwave, mini fridge, 3 Twin Beds & 2 Full Beds 1 - Bunk House - 4 bedroom style rooms w/ shared hallway and shared bathrooms/showers

Riviera Pub and Grille / Outback Tiki Bar: No visit to the area is complete without a stop at the Riviera Pub and Grille. Featuring delicious food, tasty beverages, nightly specials and live music, the Pub and Grille is the place to be when you're in the area.

Activities for Guests to Enjoy: Being Centrally located between Clark County and Jackson County there is a plethora of outdoor activities you, your family and friends can enjoy while staying at the Riviera Campground and Resort! Enjoy activities on and near the campground and resort. Volleyball, horseshoes, open yard for yard games like bags, bocce ball, kids to run around and enjoy as well as fire pits, patios, and outdoor bar to slow down and relax as the night draws near. **Fishing:** Lake Arbutus provides great fishing grounds for a number of species of fish. Enjoy both Ice Fishing and Summer open water Fishing. Some of the more common species of fish that can be caught are: Largemouth Bass, Smallmouth Bass, Rock Bass, Striped Bass, Musky, Northern Pike, Walleye, Crappie, , Pan Fish (Pumpkinseed, Bluegill, Sunfish), Rainbow Trout, Lake Trout, Blue Catfish. **Hunting:** Hunting is very popular in and around the area and is served by acres and acres of public hunting land. Using the campground and resort as basecamp and heading out into the wild to chase wild game is a very popular activity during the fall months. UTV/ATV 4 Wheeler and Snowmobile trails The campground and resort is conveniently located right next to the trails for easy access for all day fun! Ride on well groomed and marked trails for enjoyable and easy to navigate trail systems. Bring your own or rent equipment from local businesses. Family fun is a guarantee!

Auction Terms: Online Only Auction Ending November 11th 6pm. A 10% Buyer's Premium will be added to final bid to determine total contract price. Bidders will be required to sign Terms & Conditions, Seller's Addendum, auction terms and conditions and wire \$50,000 nonrefundable down payment within 24hrs of bid acceptance. High Bid Subject to Seller confirmation within 48 hrs. Property is sold as is with no warranties. Closing to be on December 31st 2021. Seller will entertain offers prior to auction date under all auction terms.

Preview Dates are Thursday Oct. 7th 2-4, Sunday Oct. 24th 11-1 and Nov. 7th 11-1.

Contact Josh Genz for info 608-797-7230 or orjosh@midwestlifestyleproperties.com

HAMELE AUCTION: 1325 W. Wisconsin St. Portage, WI 53901 608-742-5000. Realtor Josh Genz 608-797-7230 Holmen, WI. Registered Wisconsin Auctioneer: Travis Hamele #2224 Wisconsin Dells, WI. 608-697-3349. Thinking of selling Real Estate or having an auction? Call us for a free auction evaluation.

We can help you with all of your real estate or auction needs! Visit us at www.HameleAuctions.com



**Midwest
Lifestyle
Properties**



**HAMELE
AUCTION
SERVICES**



Boundary

**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 Town of Dewhurst Tax Parcels: 008.0202.000, 08.0202.005, 008.0202.006, 008.0202.007, 008.0202.008, 008.0202.009, 008.0202.010, 008.0202.011, 008.0202.012, 008.0202.014, 008.0202.015

Located at N1035 Riviera Ave _ Town of Dewhurst County of Clark State of WI . 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:

Hamele Auction Service LLC ("Auctioneer") has been appointed by Robin David Johnson Member of RJ Real Estate of Holmen LLC ("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 \$50,000. 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 on or before December 31st 2021 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 and/or Hamele Auction Service LLC 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 Hamele Auction and Realty 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 WARRANTY 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:

Addenda to Terms & Conditions Relating to Online Auction at
N1035 Riviera Ave Town of Dewhurst Clark County WI
Ending November 11th 6:00pm 2021

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

Online Bidders: A 10% Buyer's Premium will be added to final bid on each property to determine total contract price. Online Bidders will be required to sign Terms & Conditions, Bidder Registration Form to be allowed to bid and an offer to purchase within 24 hrs of the auction ending.

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 \$50,000 nonrefundable down payment within 24hrs of bid acceptance along with a non-contingent offer to purchase within 24hrs of auction ending. The balance of the total contract price is due and closing for each parcel or combinations will take place on or before December 31st 2021 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 the Real Estate 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. Seller also has no knowledge or has done any testing on lead base paint. 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 ENVIRONMENTAL LAW.

Property will be offered as follows: Property will 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. \$50,000 nonrefundable down payment. Property offered at Seller Confirmation of High Bid on or before midnight of November 13th 2021 Property is sold as is with no warranties. Closing to be on or before December 31st 2021.

Non Real Property: All property that is not included in the exclusion list will be included in the sale of the real property except all alcohol. All future reservations will be transferred to new owner.

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 November 10th 2021. Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. If bidder has registered for auction prior to Auction Company receiving CoBroke form no cobroke commissions will be offered.

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 November 11th 2021.

This addenda is dated:_____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

Sellers Exclusion List

1. Riviera Firepit
2. Riviera Sign on Wall
3. Miller Park Sign
4. Flags on Ceiling above bar
5. Excavator
6. Bobcat Skid steer
7. Robs Country Sign
8. Go Packers Light up Football
9. Racing Trophy
10. Big Smoker
11. Wood Processor

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.012
Bill Number: 47082

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

47082/008.0202.012

RJ REAL ESTATE OF HOLMEN LLC
750 3RD STREET N, STE A
LA CROSSE WI 54601

Location of Property/Legal Description

N1037 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 8 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 54,600	TOTAL ASSESSED VALUE 82,600	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1449.58
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 62,800	TOTAL ESTIMATED FAIR MARKET VALUE 95,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 129.31	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	798.85	766.09	-4.1%
TOWN OF DEWHURST	109,404	109,509	104.84	105.05	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	596.25	543.88	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	80.69	85.29	5.7%
TOTAL	1,541,709	1,530,446	1,580.63	1,500.31	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,528.17	1,449.58	-5.1%

TOTAL DUE: \$1,449.58

FOR FULL PAYMENT
PAY BY

JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	10.80	2041				

PAY 1ST INSTALLMENT OF: \$724.80

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.012

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47082

PAY 2ND INSTALLMENT OF: \$724.78

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.012

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47082

PAY FULL AMOUNT OF: \$1,449.58

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.012

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47082



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.011
Bill Number: 47081

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

Location of Property/Legal Description

N1039 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 7 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

47081/008.0202.011

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 54,600	TOTAL ASSESSED VALUE 82,600	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1449.58																																																												
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<div>TOTAL DUE: \$1,449.58 FOR FULL PAYMENT PAY BY JANUARY 31, 2021 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.</div>																																																																	

FOR INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	10.80	2041				

PAY 1ST INSTALLMENT OF: \$724.80

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.011

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47081

PAY 2ND INSTALLMENT OF: \$724.78

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.011

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47081

PAY FULL AMOUNT OF: \$1,449.58

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.011

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47081



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.010
Bill Number: 47080

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

47080/008.0202.010

RJ REAL ESTATE OF HOLMEN LLC
750 3RD STREET N, STE A
LA CROSSE WI 54601

Location of Property/Legal Description

N1041 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 6 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 54,600	TOTAL ASSESSED VALUE 82,600	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1449.58
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 62,800	TOTAL ESTIMATED FAIR MARKET VALUE 95,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 129.31	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	798.85	766.09	-4.1%
TOWN OF DEWHURST	109,404	109,509	104.84	105.05	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	596.25	543.88	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	80.69	85.29	5.7%
TOTAL	1,541,709	1,530,446	1,580.63	1,500.31	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,528.17	1,449.58	-5.1%

TOTAL DUE: \$1,449.58

FOR FULL PAYMENT

PAY BY

JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	10.80	2041				

PAY 1ST INSTALLMENT OF: \$724.80

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.010

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47080

PAY 2ND INSTALLMENT OF: \$724.78

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.010

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47080

PAY FULL AMOUNT OF: \$1,449.58

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.010

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47080



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.009
Bill Number: 47079

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

47079/008.0202.009

RJ REAL ESTATE OF HOLMEN LLC
750 3RD STREET N, STE A
LA CROSSE WI 54601

Location of Property/Legal Description

N1043 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 5 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 54,600	TOTAL ASSESSED VALUE 82,600	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1449.58																																																												
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 62,800	TOTAL ESTIMATED FAIR MARKET VALUE 95,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 129.31																																																													
<table><thead><tr><th>TAXING JURISDICTION</th><th>2019 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2020 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2019 NET TAX</th><th>2020 NET TAX</th><th>% TAX CHANGE</th></tr></thead><tbody><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>CLARK COUNTY</td><td>140,597</td><td>138,309</td><td>798.85</td><td>766.09</td><td>-4.1%</td></tr><tr><td>TOWN OF DEWHURST</td><td>109,404</td><td>109,509</td><td>104.84</td><td>105.05</td><td>0.2%</td></tr><tr><td>NEILLSVILLE SD 3899</td><td>1,196,089</td><td>1,189,115</td><td>596.25</td><td>543.88</td><td>-8.8%</td></tr><tr><td>CHIPPEWA VALLEY TECH</td><td>95,619</td><td>93,513</td><td>80.69</td><td>85.29</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>1,541,709</td><td>1,530,446</td><td>1,580.63</td><td>1,500.31</td><td>-5.1%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-52.46</td><td>-50.73</td><td>-3.3%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>1,528.17</td><td>1,449.58</td><td>-5.1%</td></tr></tbody></table>						TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	0.00	0.00		CLARK COUNTY	140,597	138,309	798.85	766.09	-4.1%	TOWN OF DEWHURST	109,404	109,509	104.84	105.05	0.2%	NEILLSVILLE SD 3899	1,196,089	1,189,115	596.25	543.88	-8.8%	CHIPPEWA VALLEY TECH	95,619	93,513	80.69	85.29	5.7%	TOTAL	1,541,709	1,530,446	1,580.63	1,500.31	-5.1%	FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			1,528.17	1,449.58	-5.1%
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<div>TOTAL DUE: \$1,449.58 FOR FULL PAYMENT PAY BY JANUARY 31, 2021 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.</div>																																																																	

FOR INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	10.80	2041				

PAY 1ST INSTALLMENT OF: \$724.80
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.009

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47079

PAY 2ND INSTALLMENT OF: \$724.78
BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.009

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47079

PAY FULL AMOUNT OF: \$1,449.58
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.009

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47079



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.008
Bill Number: 47078

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

47078/008.0202.008

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Location of Property/Legal Description

N1045 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 4 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 75,900	TOTAL ASSESSED VALUE 103,900	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1836.45
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 87,200	TOTAL ESTIMATED FAIR MARKET VALUE 119,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 162.66	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	1,004.85	963.64	-4.1%
TOWN OF DEWHURST	109,404	109,509	131.88	132.14	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	750.00	684.12	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	101.50	107.28	5.7%
TOTAL	1,541,709	1,530,446	1,988.23	1,887.18	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,935.77	1,836.45	-5.1%

TOTAL DUE: \$1,836.45

FOR FULL PAYMENT

PAY BY

JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	13.58	2041				

PAY 1ST INSTALLMENT OF: \$918.23

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.008

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47078

PAY 2ND INSTALLMENT OF: \$918.22

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.008

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47078

PAY FULL AMOUNT OF: \$1,836.45

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.008

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47078



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.007

Bill Number: 47077

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

Location of Property/Legal Description

N1047 RIVIERA AVE

Sec. 24, T23N, R3W

UNIT 3 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

47077/008.0202.007

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 75,900	TOTAL ASSESSED VALUE 103,900	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1836.45
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 87,200	TOTAL ESTIMATED FAIR MARKET VALUE 119,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 162.66	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	1,004.85	963.64	-4.1%
TOWN OF DEWHURST	109,404	109,509	131.88	132.14	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	750.00	684.12	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	101.50	107.28	5.7%
TOTAL	1,541,709	1,530,446	1,988.23	1,887.18	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,935.77	1,836.45	-5.1%

TOTAL DUE: \$1,836.45
FOR FULL PAYMENT
PAY BY
JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	13.58	2041				

PAY 1ST INSTALLMENT OF: \$918.23

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.007

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47077

PAY 2ND INSTALLMENT OF: \$918.22

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.007

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47077

PAY FULL AMOUNT OF: \$1,836.45

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.007

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47077



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.006
Bill Number: 47076

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

47076/008.0202.006

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Location of Property/Legal Description

N1049 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 2 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 42,400	TOTAL ASSESSED VALUE 70,400	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1227.99
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 48,700	TOTAL ESTIMATED FAIR MARKET VALUE 80,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 110.21	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	680.86	652.94	-4.1%
TOWN OF DEWHURST	109,404	109,509	89.36	89.54	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	508.19	463.55	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	68.77	72.69	5.7%
TOTAL	1,541,709	1,530,446	1,347.18	1,278.72	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,294.72	1,227.99	-5.2%

TOTAL DUE: \$1,227.99

FOR FULL PAYMENT

PAY BY

JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	9.20	2041				

PAY 1ST INSTALLMENT OF: \$614.00

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.006

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47076

PAY 2ND INSTALLMENT OF: \$613.99

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.006

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47076

PAY FULL AMOUNT OF: \$1,227.99

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.006

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47076



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.005
Bill Number: 47075

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

47075/008.0202.005

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Location of Property/Legal Description

N1051 RIVIERA AVE
Sec. 24, T23N, R3W
UNIT 1 & 1/8TH INTEREST IN COMMON ELEMENTS LK
ARBUTUS CONDOMINIUM PLAT SEC 24 TWP 23 N R 3 W
0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 28,000	ASSESSED VALUE IMPROVEMENTS 70,700	TOTAL ASSESSED VALUE 98,700	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 1742.00
ESTIMATED FAIR MARKET VALUE LAND 32,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 81,300	TOTAL ESTIMATED FAIR MARKET VALUE 113,500	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 154.52	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	954.56	915.41	-4.1%
TOWN OF DEWHURST	109,404	109,509	125.28	125.53	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	712.47	649.88	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	96.42	101.91	5.7%
TOTAL	1,541,709	1,530,446	1,888.73	1,792.73	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,836.27	1,742.00	-5.1%

TOTAL DUE: \$1,742.00
FOR FULL PAYMENT
PAY BY
JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	12.90	2041				

PAY 1ST INSTALLMENT OF: \$871.01

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.005

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47075

PAY 2ND INSTALLMENT OF: \$870.99

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.005

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47075

PAY FULL AMOUNT OF: \$1,742.00

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.005

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47075



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

CSM ENTERPRISES LLC



Parcel Number: 008.0202.000
Bill Number: 46436

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

46436/008.0202.000

CSM ENTERPRISES LLC
E6667 HANSON LN
WESTBY WI 54667

Location of Property/Legal Description

N1035 RIVIERA AVE
Sec. 24, T23N, R3W
LOT 4 CSM 2331 DOC 605672 BG PT NW-SE & GOV'T LOTS 2 &
3 SEC 24 TWP 23 N R 3 W
2.720 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 118,000	ASSESSED VALUE IMPROVEMENTS 528,600	TOTAL ASSESSED VALUE 646,600	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 11693.76
ESTIMATED FAIR MARKET VALUE LAND 135,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 607,600	TOTAL ESTIMATED FAIR MARKET VALUE 743,200	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,012.29	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	6,253.47	5,997.03	-4.1%
TOWN OF DEWHURST	109,404	109,509	820.70	822.37	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	4,667.50	4,257.47	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	631.64	667.62	5.7%
TOTAL	1,541,709	1,530,446	12,373.31	11,744.49	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			12,320.85	11,693.76	-5.1%

TOTAL DUE: \$11,693.76
FOR FULL PAYMENT
PAY BY
JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	84.53	2041				

PAY 1ST INSTALLMENT OF: \$5,846.89
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.000
CSM ENTERPRISES LLC
BILL NUMBER: 46436

PAY 2ND INSTALLMENT OF: \$5,846.87
BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.000
CSM ENTERPRISES LLC
BILL NUMBER: 46436

PAY FULL AMOUNT OF: \$11,693.76
BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.000
CSM ENTERPRISES LLC
BILL NUMBER: 46436



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

CSM ENTERPRISES LLC



Parcel Number: 008.0202.015
Bill Number: 47129

47129/008.0202.015

CSM ENTERPRISES LLC
E6667 HANSON LN
WESTBY WI 54667

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

Location of Property/Legal Description

Sec. 24, T23N, R3W
LOT 5 CSM 2331 DOC 605672 BG PT NW-SE & GOV'T LOTS 2 &
3 SEC 24 TWP 23 N R 3 W
1.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,700	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 7,700	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 139.86																																																												
ESTIMATED FAIR MARKET VALUE LAND 8,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 8,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 12.05																																																													
<table><tr><td>TAXING JURISDICTION</td><td>2019 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2020 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2019 NET TAX</td><td>2020 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>CLARK COUNTY</td><td>140,597</td><td>138,309</td><td>74.47</td><td>71.42</td><td>-4.1%</td></tr><tr><td>TOWN OF DEWHURST</td><td>109,404</td><td>109,509</td><td>9.77</td><td>9.79</td><td>0.2%</td></tr><tr><td>NEILLSVILLE SD 3899</td><td>1,196,089</td><td>1,189,115</td><td>55.58</td><td>50.70</td><td>-8.8%</td></tr><tr><td>CHIPPEWA VALLEY TECH</td><td>95,619</td><td>93,513</td><td>7.52</td><td>7.95</td><td>5.7%</td></tr><tr><td>TOTAL</td><td>1,541,709</td><td>1,530,446</td><td>147.34</td><td>139.86</td><td>-5.1%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>147.34</td><td>139.86</td><td>-5.1%</td></tr></table>						TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	0.00	0.00		CLARK COUNTY	140,597	138,309	74.47	71.42	-4.1%	TOWN OF DEWHURST	109,404	109,509	9.77	9.79	0.2%	NEILLSVILLE SD 3899	1,196,089	1,189,115	55.58	50.70	-8.8%	CHIPPEWA VALLEY TECH	95,619	93,513	7.52	7.95	5.7%	TOTAL	1,541,709	1,530,446	147.34	139.86	-5.1%	FIRST DOLLAR CREDIT			0.00	0.00	0.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			147.34	139.86	-5.1%
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE																																																												
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NET PROPERTY TAX			147.34	139.86	-5.1%																																																												
<div>TOTAL DUE: \$139.86 FOR FULL PAYMENT PAY BY JANUARY 31, 2021 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.</div>																																																																	

FOR INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	1.01	2041				

PAY 1ST INSTALLMENT OF: \$69.93

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.015
CSM ENTERPRISES LLC
BILL NUMBER: 47129

PAY 2ND INSTALLMENT OF: \$69.93

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.015
CSM ENTERPRISES LLC
BILL NUMBER: 47129

PAY FULL AMOUNT OF: \$139.86

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.015
CSM ENTERPRISES LLC
BILL NUMBER: 47129



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

CLARK COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2020
REAL ESTATE

RJ REAL ESTATE OF HOLMEN LLC



Parcel Number: 008.0202.014
Bill Number: 47128

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

Location of Property/Legal Description

Sec. 24, T23N, R3W
LOT 3 CSM 2331 DOC 605672 BG PT NW-SE & GOV'T LOTS 2 &
3 SEC 24 TWP 23 N R 3 W
3.270 ACRES

47128/008.0202.014

RJ REAL ESTATE OF HOLMEN L
750 3RD ST N SUITE A
LACROSSE WI 54601

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,200	ASSESSED VALUE IMPROVEMENTS 6,700	TOTAL ASSESSED VALUE 31,900	AVERAGE ASSMT. RATIO 0.869996308	NET ASSESSED VALUE RATE 0.01816347 (Does NOT reflect credits)	NET PROPERTY TAX 528.68
ESTIMATED FAIR MARKET VALUE LAND 29,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 7,700	TOTAL ESTIMATED FAIR MARKET VALUE 36,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 49.94	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
CLARK COUNTY	140,597	138,309	308.51	295.86	-4.1%
TOWN OF DEWHURST	109,404	109,509	40.49	40.57	0.2%
NEILLSVILLE SD 3899	1,196,089	1,189,115	230.27	210.04	-8.8%
CHIPPEWA VALLEY TECH	95,619	93,513	31.16	32.94	5.7%
TOTAL	1,541,709	1,530,446	610.43	579.41	-5.1%
FIRST DOLLAR CREDIT			-52.46	-50.73	-3.3%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			557.97	528.68	-5.2%

TOTAL DUE: \$528.68
FOR FULL PAYMENT
PAY BY
JANUARY 31, 2021

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 INFORMATION PURPOSES ONLY – Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CHIPPEWA VALLEY TECH	10,805	4.17	2041				

PAY 1ST INSTALLMENT OF: \$264.35

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.014

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47128

PAY 2ND INSTALLMENT OF: \$264.33

BY JULY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

CLARK COUNTY TREASURER
RENEE J SCHOEN
517 COURT ST RM 302
NEILLSVILLE, WI 54456

PIN# 008.0202.014

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47128

PAY FULL AMOUNT OF: \$528.68

BY JANUARY 31, 2021

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF DEWHURST TREASURER
PATRICK ANDERSON
N387 ARBUTUS DR
NEILLSVILLE WI 54456

PIN# 008.0202.014

RJ REAL ESTATE OF HOLMEN LLC
BILL NUMBER: 47128



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Josh Genz
608.797.7230



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AUCTION
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**Midwest
Lifestyle
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**HAMELE
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