

Property Information

Property Address: 207 E Jefferson

1. Is there garbage pickup or do you dispose of it yourself? pickup - wed. am.

Where do you take it curb OR when is pickup / day wed. am.

2. Are there keys to all the doors?

Not sure on front door key, back is on a "code" lock

3. Is internet/fiber optic available? Yes ~~no~~ Who is your provider? Vernon Communication ~~etc~~

4. Do all appliances included in the sale work? yes if not, what does not work? just disconnected.

5. Are there any water lines to barns or other outbuildings? No If so, do they have shut offs & where?

6. If property is a mobile or manufactured home, do you know where the title is? N/A

7. Are there any road maintenance agreements in place? N/A

8. Does anyone have a first right of refusal on your property? N/A

9. Who was the builder of your home? built in 1896 - unknown

10. Has your property been surveyed? NO

11. Do you have, or have you had any pets in the home? NO If so, what kind(s) _____

12. Have you ever paid flood insurance on the property? NO

ROOF

Age of roof? unknown - tile roof

HEATING SYSTEM

1. Age of Furnace unknown boiler (serviced 2022)

2. If you have a furnace, who services it?

Brudos plumbing & heating

COOLING SYSTEM

- 1. What type of cooling system do you have? 2 mini-splits
- 2. Age of cooling system? 3 yrs old

WATER HEATER

- 3. Age of water heater? unknown

ELECTRICAL

- 2. Has the electrical system ever been updated? yes
- 3. Do you have a signed contract in place with the electric company for installing new service to the property? no
For how many months? _____ Balance remaining? _____

SEWER OR SEPTIC

- What type: (please circle one) - Municipal — Private — Conventional — Mound — At Grade — Holding Tank — other
N/A
- Has sewer or septic line ever been cleaned out or broken? _____
- Are there any plumbing or water lines on the property NOT connected to the septic? _____

WELL/MUNICIPAL WATER

- Do you have municipal water or a well? N/A If a well is it a shared well? _____
- Do you have a filter and/or water softener system? _____ Rented/Owned

AVERAGE MONTHLY UTILITY COSTS

- Electric: _____ Provider? Xcel Energy Flexible on usage ^{\$}40-^{\$}60
- Gas/Fuel Oil: _____ Provider? Madison Gas Summer \$20 winter \$120
- Water/Sewer: _____ Provider? City Flexible on usage ^{\$}70-^{\$}120
- Telephone/Internet Provider? 50/mth

Updates & Improvements (Current Owners): New Kitchen

New Bathroom

New Driveway

New Paint throughout

Insulate CRAWL space + garage + new garage roof

New exterior siding + insulation.

Fixtures Not Included In the Sale:

Seller Signature Michael Con Date 3-6-26

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

NOTICE: Information in this listing is believed to be correct, but not guaranteed. Buyers/Buyers Agents are encouraged to verify data and conditions to their own satisfaction.



Oakwood Realty LLC