

2 **RESOLUTION: Approve Values on In-Rem (Tax Deeded) Properties**

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4

5 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

6 **WHEREAS**, Section 3.03(1)(a), of the General Code of Winnebago County requires that all tax  
7 deeded lands have their appraised values determined by the Winnebago County Personnel and Finance  
8 Committee and approved by the Winnebago County Board of Supervisors; and

9 **WHEREAS**, the municipality name, parcel number, description, and suggested appraised value  
10 of said tax deeded properties are as follows:

11 TOWN OF RUSHFORD	CITY OF OSHKOSH
12 Parcel No. 022-1491-01-01	Parcel No. 904-0347
13 3085 County Rd E, Eureka	Vacant lot on E Parkway Ave/Grand St, Oshkosh
14 Appraised Value \$22,800.00	Appraised Value \$5,000.00
15	
16 CITY OF MENASHA	CITY OF OSHKOSH
17 Parcel No. 701-0008	Parcel No. 911-0235
18 333 First St, Menasha	Vacant lot on Bowen St, Oshkosh
19 Appraised Value \$200,000.00	Appraised Value \$12,000.00
20	
21 CITY OF NEENAH	CITY OF OSHKOSH
22 Parcel No. 802-0052	Parcel No. 913-0084
23 160 Tyler St, Neenah	Vacant lot on W 14 <sup>th</sup> Ave, Oshkosh
24 Appraised Value \$15,000.00	Appraised Value \$5,000.00
25	
26 CITY OF OSHKOSH	
27 Parcel No. 903-0316	
28 34 W 12 <sup>th</sup> Ave, Oshkosh	
29 Appraised Value \$32,500.00	

30  
31 and

32 **WHEREAS**, the appraised values of said properties as provided by the Treasurer have been  
33 approved by the Committee as is required by Section 3.03(1)(a) of the General Code of Winnebago  
34 County and are herewith submitted to the Winnebago County Board of Supervisors for approval.

35  
36 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that it  
37 hereby approves the appraised values of the parcels of property listed above, which were acquired by the  
38 Winnebago County Treasurer for tax delinquency pursuant to an *In Rem* judgment.

39  
40 Respectfully submitted by:  
41 **PERSONNEL AND FINANCE COMMITTEE**

42  
43 **Committee Vote: 5 - 0**  
44 Vote Required for Passage: **Majority of Those Present**

45  
46

47           Approved by the Winnebago County Executive this \_\_\_\_ day of \_\_\_\_\_  
48 \_\_\_\_\_, 2022

49  
50  
51  
52

\_\_\_\_\_  
Jonathan D. Doemel  
Winnebago County Executive

**TAX DEEDS OWNED BY WINNEBAGO COUNTY**

MUNICIPALITY TOWN OF RUSHFORD  
 PARCEL NO. 022-1491-01-01  
 ASSESSED VALUE \$54,850 (\$7,550 LAND, \$47,300 IMPROVEMENTS)  
 ESTABLISHED VALUE

DESCRIPTION EUREKA ASSESSORS PLAT NO 1  
 LOT 11 EXC CSM-6831 & EXC CSM-7002

PREVIOUS OWNER  
 MERYLE LANGEBERG  
 3085 COUNTY RD E  
 OMRO WI 54963

JUDGMENT CASE NO.	DATE OF DEED	RECORDED		NO. OF CERTIFICATE	YEAR OF SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
		6VOL.	PAGE								
21GF0007	09/17/21	1863321		17112	2018	843.33	179.50	439.82		1,462.65	
				18966	2019	878.54	182.00	328.77		1,389.31	
				22085	2020	873.23	179.00	199.92		1,252.15	
				23565	2021	889.85	192.10	75.74		1,157.69	
				2021 TAX BILL		883.94	176.10			1,060.04	
										0.00	
										0.00	
										0.00	
										0.00	
										0.00	
										0.00	
									0.00	0.00	Winterize Plumbing
									200.00	200.00	Search & notice fees
									189.00	189.00	Guardian ad litem
									4.29	4.29	Filing fees
									0.00	0.00	Advertise for bids
									0.00	0.00	Photo
									0.00	0.00	Grass/Snow
									0.00	0.00	Appraisal
									0.00	0.00	Utilities
									0.00	0.00	Clean Out
									0.00	0.00	Change Locks
<b>TOTAL</b>						4,368.89	908.70	1,044.25	393.29	6,715.13	

DISPOSITION	SOLD FOR
TO	PROFIT (LOSS)

DATE RECEIPT NO.



# Site Map



12/17/2021, 2:28:51 PM

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways**
  - Navigable - Permanent (unchecked)
  - Navigable - Intermittent (unchecked)
  - Navigable - Stream (unchecked)
  - Navigable - Permanent (checked)
  - Navigable - Intermittent (checked)
  - Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW

Winnabago County GIS, Imagery Date: April 2020

**TAX DEEDS OWNED BY WINNEBAGO COUNTY**

MUNICIPALITY CITY OF MENASHA  
 PARCEL NO. 701-0008  
 ASSESSED VALUE \$318,700 (\$73,700 LAND, \$245,000 IMPROVEMENTS)  
 ESTABLISHED VALUE

DESCRIPTION ORIGINAL PLAT OF MENASHA PREVIOUS OWNER  
 LOTS 8, 9 & 26 OF BLOCK 16 JAMES P MERRITT  
 333 FIRST ST  
 MENASHA WI 54952

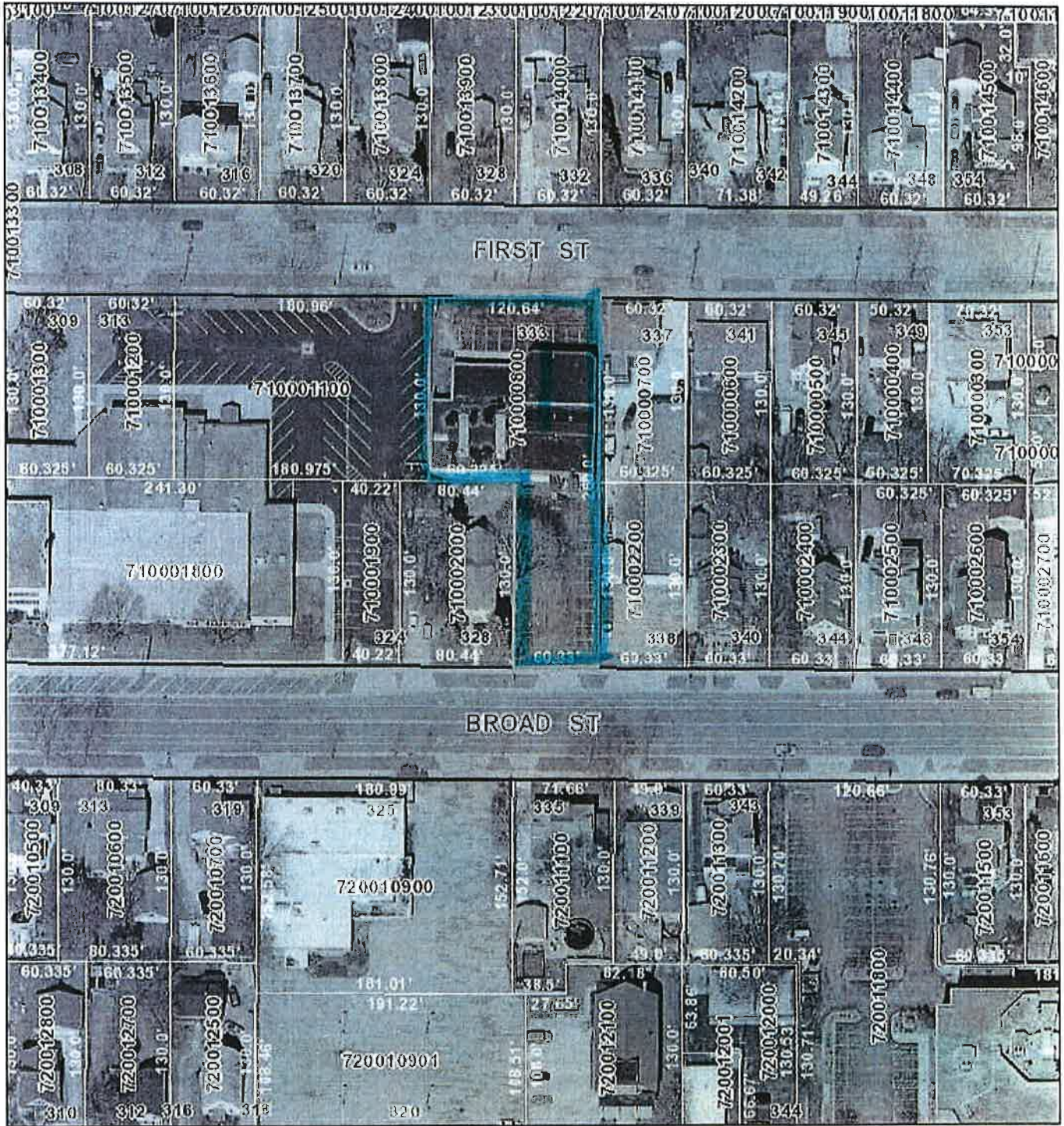
JUDGMENT CASE NO.	DATE OF DEED	RECORDED VOL. PAGE	NO. OF CERTIFICATE	YEAR OF SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
21GF0007	09/17/21	1863321	15347	2017	3,305.72	0.00	1,818.15		5,123.87	
			17253	2018	7,473.42	55.83	3,237.58		10,766.83	
			19067	2019	7,645.81	2,136.59	3,032.54		12,814.94	
			20205	2020	7,688.36	13,117.97	3,953.20		24,759.53	
			22406	2021	7,783.66	17,869.52	1,795.72		27,448.90	
			2021 TAX BILL		7,439.46	12,532.31			19,971.77	
									0.00	
									0.00	
									0.00	
									0.00	
									0.00	
								0.00	0.00	Winterize Plumbing
								200.00	200.00	Search & notice fees
								189.00	189.00	Guardian ad litem
								4.29	4.29	Filing fees
								0.00	0.00	Advertise for bids
								0.00	0.00	Photo
								0.00	0.00	Grass/Snow
								0.00	0.00	Appraisal
								3,617.47	3,617.47	Utilities
								0.00	0.00	Clean Out
								0.00	0.00	Change Locks
<b>TOTAL</b>					41,336.43	45,712.22	13,837.19	4,010.76	104,896.60	

DISPOSITION	SOLD FOR
TO	PROFIT (LOSS)

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# Site Map



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- Navigable - Permanent (checked)
- Lakes, Ponds and Rivers
- Navigable - Intermittent (checked)
- Navigable Waterways
- Navigable - Stream (checked)
- Navigable - Permanent (unchecked)
- Tax Parcel Boundary
- Navigable - Intermittent (unchecked)
- Road ROW
- Navigable - Stream (unchecked)



Winnebago County GIS, Imagery Date: April 2020









**TAX DEEDS OWNED BY WINNEBAGO COUNTY**

MUNICIPALITY CITY OF OSHKOSH  
 PARCEL NO. 903-0316  
 ASSESSED VALUE \$79,600 (\$12,500 LAND, \$67,100 IMPROVEMENTS)  
 ESTABLISHED VALUE

DESCRIPTION PLAT OF ORIGINAL 3RD WARD  
 LOT 15, BLK 26

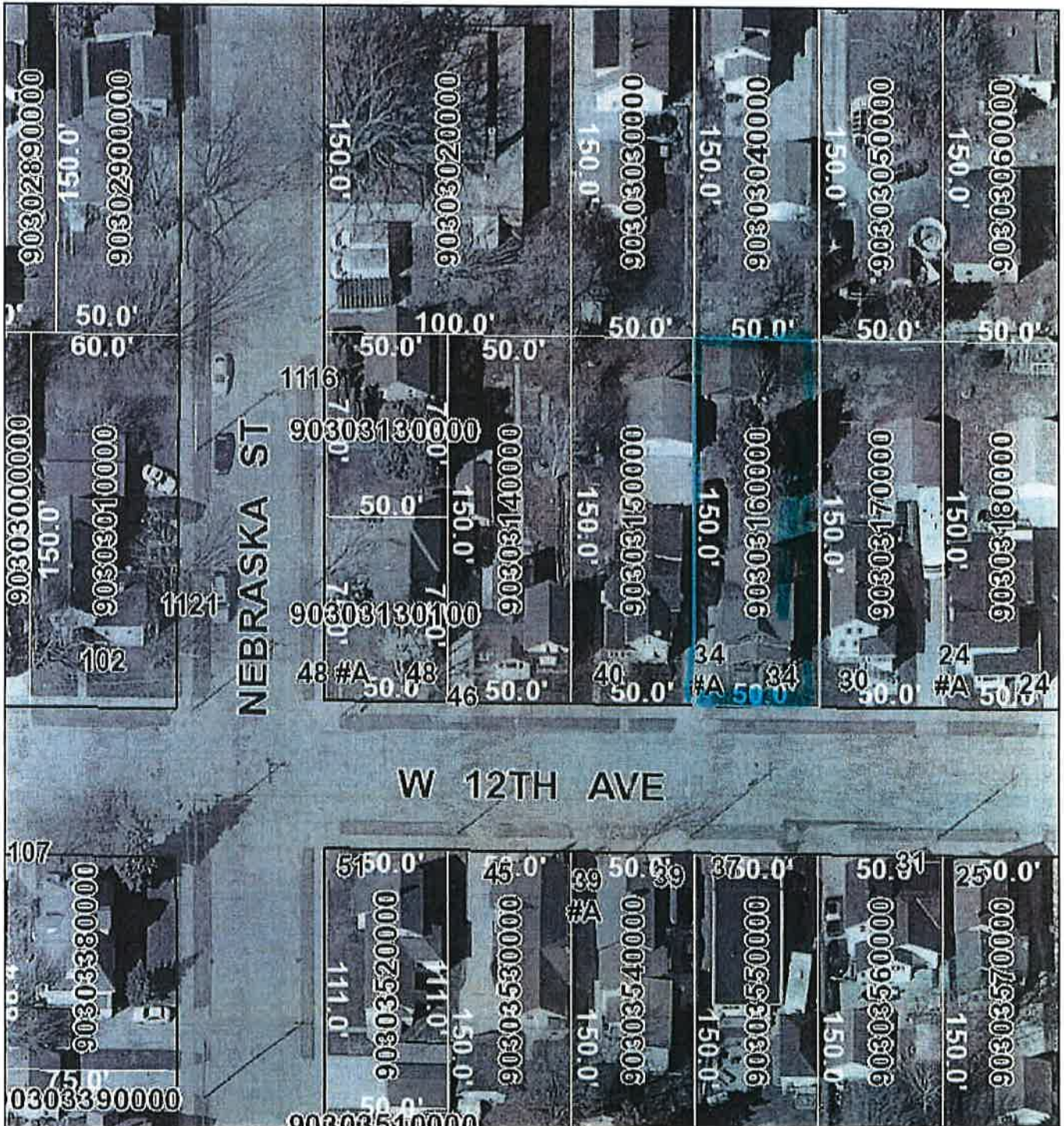
PREVIOUS OWNER  
 ESTHER RAMIRIZ  
 34 W 12TH AVE  
 OSHKOSH WI 54902

JUDGMENT CASE NO.	DATE OF DEED	RECORDED VOL. PAGE	NO. OF CERTIFICATE	YEAR OF SALE			INTEREST	FEES	TOTAL	REMARKS
					TAXES	SPECIALS				
21GF0007	09/17/21	1863321	15819	2017	1,443.34	1,176.46	1,440.89		4,060.69	
			17692	2018	1,930.67	1,984.13	1,683.36		5,598.16	
			19537	2019	1,907.29	17,155.86	5,909.58		24,972.73	
			20738	2020	1,966.93	3,698.09	1,076.35		6,741.37	
			22843	2021	2,004.55	2,345.95	304.54		4,655.04	
			2021	TAX BILL	2,141.95	70.00			2,211.95	
									0.00	
									0.00	
									0.00	
									0.00	
								0.00	0.00	Winterize Plumbing
								200.00	200.00	Search & notice fees
								189.00	189.00	Guardian ad litem
								4.29	4.29	Filing fees
								0.00	0.00	Advertise for bids
								0.00	0.00	Photo
								1,310.49	1,310.49	Grass/Snow
								0.00	0.00	Appraisal
								652.59	652.59	Utilities
								0.00	0.00	Clean Out
								0.00	0.00	Change Locks
<b>TOTAL</b>					11,394.73	26,430.40	10,414.72	2,356.37	50,596.31	

<b>DISPOSITION</b>	<b>SOLD FOR</b>
<b>TO</b>	<b>PROFIT (LOSS)</b>

DATE RECEIPT NO.

# Site Map



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- Lakes, Ponds and Rivers
- Navigable Waterways
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  - Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW

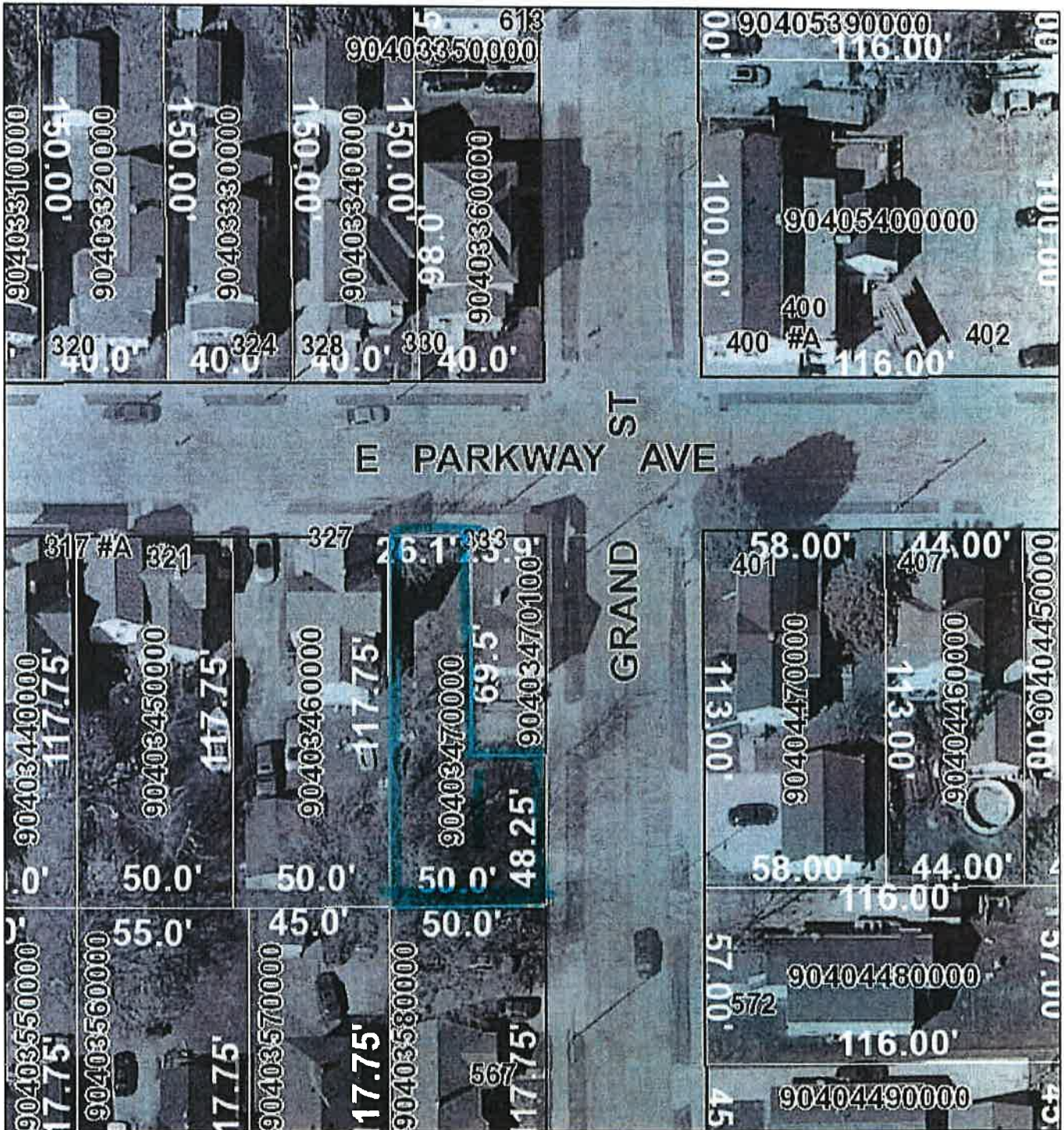


Winnebago County GIS, Imagery Date: April 2020





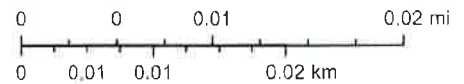
# Site Map



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- Adjacent Counties
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Winnebago County GIS, Imagery Date: April 2020



**TAX DEEDS OWNED BY WINNEBAGO COUNTY**

**MUNICIPALITY** CITY OF OSHKOSH  
**PARCEL NO.** 911-0235  
**ASSESSED VALUE** \$15,000  
**ESTABLISHED VALUE**

**DESCRIPTION** EVANS 2ND ADDN  
 LOT 10, BLK 64

**PREVIOUS OWNER**  
 DOUGLAS G PENTERMAN  
 BOWEN ST  
 OSHKOSH WI 54901

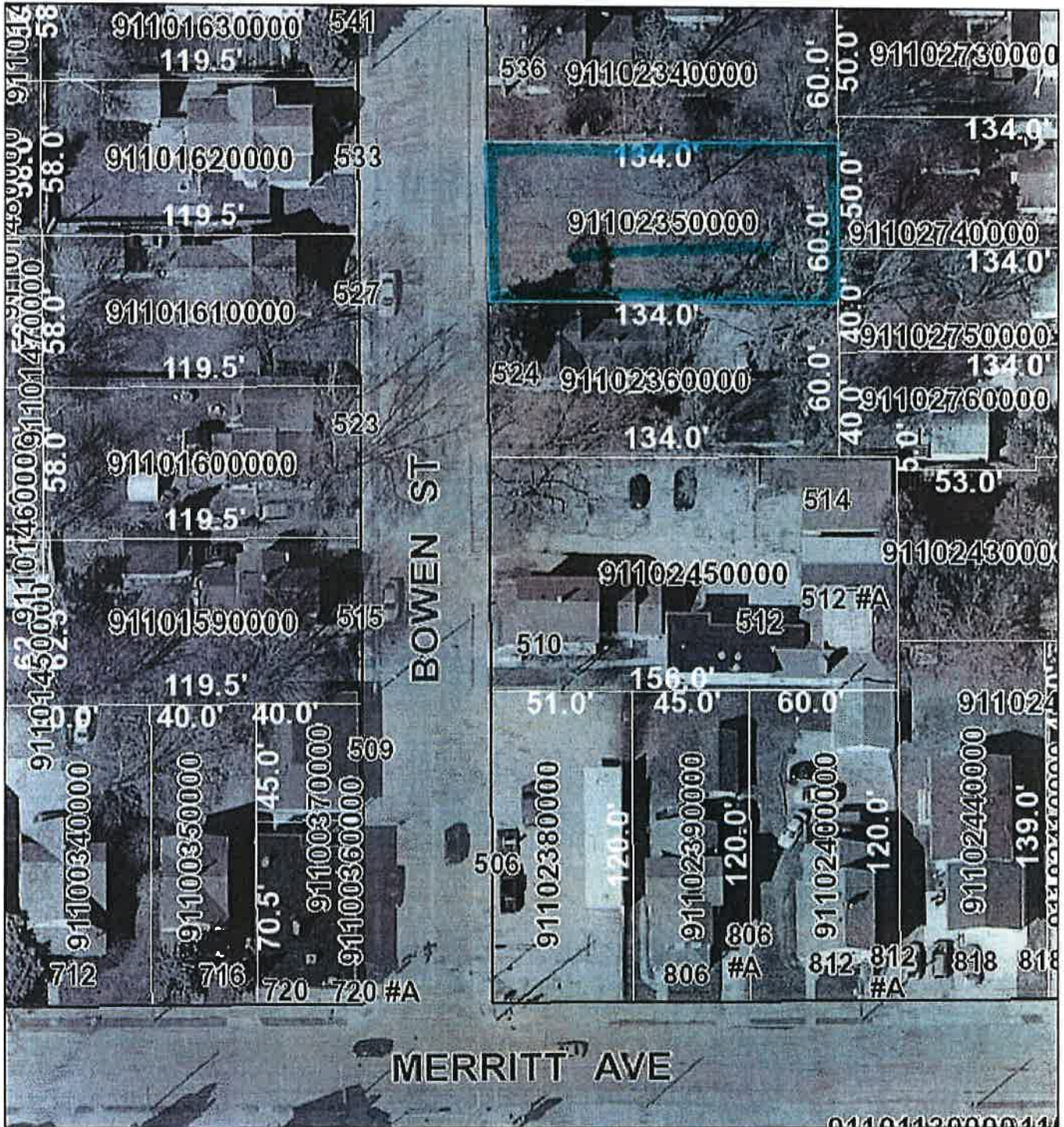
JUDGMENT CASE NO.	DATE OF DEED	RECORDED VOL. PAGE	NO. OF CERTIFICATE	YEAR OF SALE	TAXES	SPECIALS	INTEREST	FEES	TOTAL	REMARKS
21GF0007	09/17/21	1863321	18006	2018	376.11	335.65	306.06		1,017.82	
			19829	2019	371.20	85.49	141.57		598.26	
			21137	2020	382.98	104.21	92.57		579.76	
			23101	2021	389.68	0.00	27.28		416.96	
			2021	TAX BILL	416.92	155.59			572.51	
									0.00	
									0.00	
									0.00	
									0.00	
									0.00	
								0.00	0.00	Winterize Plumbing
								200.00	200.00	Search & notice fees
								189.00	189.00	Guardian ad litem
								4.29	4.29	Filing fees
								0.00	0.00	Advertise for bids
								0.00	0.00	Photo
								132.00	132.00	Grass/Snow
								0.00	0.00	Appraisal
								0.00	0.00	Utilities - NONE
								0.00	0.00	Clean Out
								0.00	0.00	Change Locks
<b>TOTAL</b>					1,936.89	680.94	567.48	525.29	3,710.60	

<b>DISPOSITION</b>	<b>SOLD FOR</b>
<b>TO</b>	<b>PROFIT (LOSS)</b>

DATE

RECEIPT NO.

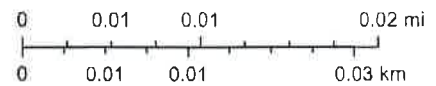
# Site Map



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- Adjacent Counties
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- Navigable Waterways
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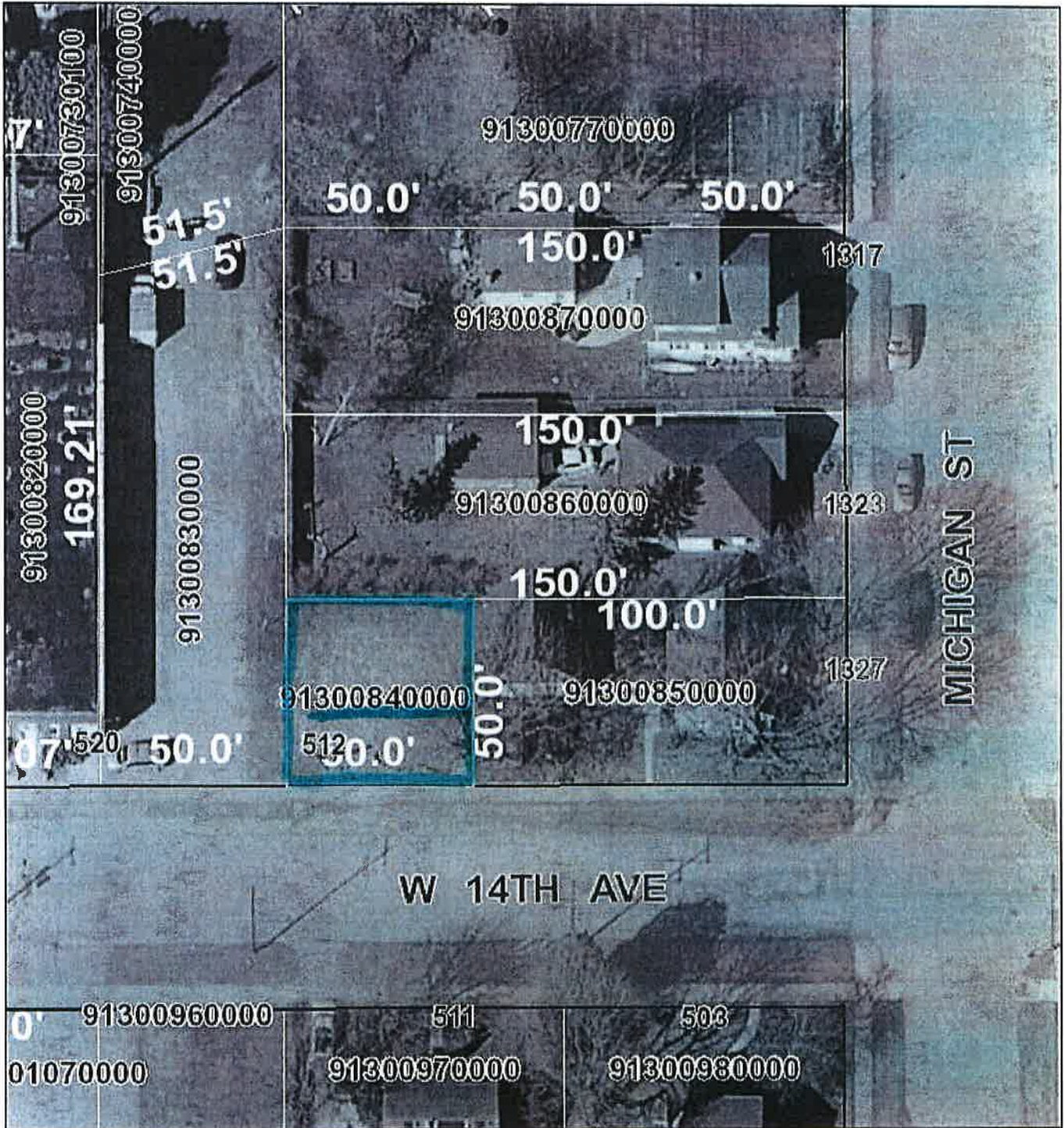


Winnebago County GIS, Imagery Date: April 2020





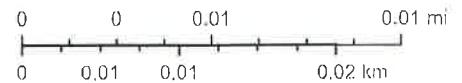
# Site Map



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- Adjacent Counties
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  - Navigable - Stream (unchecked)
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- Tax Parcel Boundary
- Road ROW



Winnebago County GIS, Imagery Date: April 2020



MARY E KRUEGER  
County Treasurer

DIANA HELLMANN  
Deputy Treasurer



112 OTTER AVE., PO BOX 2806  
OSHKOSH WI 54903-2806

(920) 232-3420

[treasurer@co.winnebago.wi.us](mailto:treasurer@co.winnebago.wi.us)

## **Winnebago County**

Office of the County Treasurer

*The Wave of the Future*

**Date:** 01/18/2022

**To:** Winnebago County Board of Supervisors

**From:** Mary E. Krueger, Winnebago County Treasurer

**Re:** Establish values on In-Rem properties (tax foreclosure property)

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### **Background:**

Per Section 3.03(1)(a), of the General Code of Winnebago County the appraised price of tax deeded lands shall be determined by the Personnel and Finance Committee of the Winnebago County Board of Supervisors and approved by the County Board.

### **Policy Discussion:**

I have obtained a realtor's comparative market analysis on the properties with an improved value (structure on the property). I have set the Suggested Appraised Value of those properties a bit below the low end of the analysis due to the fact that the last time I set them at the low end we didn't receive a bid and had to re-advertise. I have set the Suggested Appraised Value of the vacant lots a bit below the municipal assessed value as well. I would rather start a bit lower and let the bids raise the amount.

### **Requested Action:**

I asked the committee approve the resolution establishing values for the recently tax foreclosed properties.

**Committee Action:** On January 6, 2022 I provided information on the properties to the Personnel & Finance Committee. A motion was made by Supervisor Binder and seconded by Supervisor Schorse to approve the resolution as presented. The resolution was unanimously passed.

### **Attachments:**

Attached is information on properties Winnebago County foreclosed on for non-payment of property taxes. Also attached is the resolution to be presented to the County Board after the P&F Committee determines a value (appraised value) on each property.