



Real Estate Evaluation Report



**Brown County Treasurer
Real Estate Evaluation Report**

Date of Evaluation: May 16, 2022

Owner(s) Name: Brown County Treasurer

Property Address: Longtail Beach La., Suamico, WI 54173

Tax Parcel: SU-985-1 Site: 0.07 Acres Zoning: Res

R.E. Taxes: \$62.11 View: Residential Highest/Best Use: TBD

Current Use: Bare Land Inspection: Site Water/Sanitary: Well/Sewer

Flood Plain: Yes Buildable: N/A

Legal Description: 12,152 sq ft Century Estates Lot 1

Estimated Market Value: \$1,000

Neighborhood Description: Subject parcel is located in a residential neighborhood in the Village of Suamico just west of the Bay of Green Bay that consists of lower to upper price range waterfront and off waterfront homes.

Data Sources Used: MLS, Inspection, and Tax Records.

Marketing Time: 30-120 Days Property Values: Increasing

Market Conditions: Modest Increases Demand/Supply: In Balance

Comparable Land Sales Grid

	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Address	Longtail Beach Rd Village of Suamico	1377 Thrush St City of Green Bay	1340 Perrot St City of Green Bay	2119 Eastman Av City of Green Bay
Sale Price	\$ N/A	\$2,000	\$8,500	\$9,000
Date of Sale	N/A	11/22/21	04/01/21	02/25/22
Source	Inspection	MLS	MLS	MLS
Location	Average	Average	Better (-5,000)	Better (-5,000)
View	Residential	Residential	Residential	Residential
Lot size/Ac	0.07	0.14 (-500)	0.30 (-2,500)	0.42 (-3,000)
Utilities	Well/Sewer	Municipal	Municipal	Municipal
Floodplain	Yes	No	Yes	Yes
Concessions	N/A	None	None	None
Adjusted Sale Price	\$ N/A	\$1,500	\$1,000	\$1,000

Street View – Longtail Beach La








Web Search - Brown County, Wisconsin - Property Summary

Property: SU-985-1

Search powered by



Report/Print engine
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	SU-985-1	178 - VILLAGE OF SUAMICO	0 LONGTAIL BEACH LN	MICHAEL MAGNUSON 2489 LONGTAIL BEACH LN SUAMICO WI 54173-8034
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	SU-985-1
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.068
Area (sq ft):	3000.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	0 LONGTAIL BEACH LN SUAMICO 54173-8034

Owners

Name	Status	Ownership Type	Interest
MAGNUSON, MICHAEL	CURRENT OWNER		
BROWN COUNTY TREASURER TAX DEED PROPERTY	FORMER OWNER		
GERONDALE, CAROL J	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

3,000 SQ FT RASMUSSENS PLAT OF LONGTAIL BEACH S 20 FT OF LOT 21

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	OTHER DISTRICT
2604	HOWARD-SUAMICO SCH	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: **3900**Assessment Ratio: **0.9647**Legal Acres: **0.068**

2021 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.069	3800	0	3800
ALL CLASSES	0.069	3800	0	3800

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.069	3800	0	3800
ALL CLASSES	0.069	3800	0	3800

Taxes

Tax Summary

Bill #: 5078713	Net Mill Rate: 0.016345518
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Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2022	62.11
7/31/2022	0.00

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	4/14/2022	T	63.35	184242	CANCEL IN REM;

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	67.55	-	-
School Credit	5.44	-	-
Total	62.11	-	-
BROWN COUNTY	14.94		
HOWARD-SUAMICO SCH	29.90		
LOCAL	14.37		
NORTHEAST WI VTAE	2.90		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	62.11	62.11	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest	-	1.24	0.00
Penalty	-	0.00	0.00
TOTAL	62.11	63.35	0.00

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2021	62.11	1.24	0.00	63.35	4/14/2022	0.00	Paid
2020	62.00	8.68	4.34	75.02	4/14/2022	0.00	Paid
2019	66.01	17.16	8.58	91.75	4/14/2022	0.00	Paid
2018	63.40	24.09	12.05	99.54	4/14/2022	0.00	Paid
2017	61.40	30.70	15.35	107.45	4/14/2022	0.00	Paid
2016	59.30	1.19	0.00	60.49	3/15/2017	0.00	Paid
TOTAL	374.22	83.06	40.32	497.60	-	0.00	-

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax Balance Report'.

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
2552006							\$0.00	0
1613034							\$0.00	0
1605436							\$0.00	0
			J08431 / 23				\$0.00	0

Vacant Land

Not for Public Distribution

1377 THRUSH Street Lot # **City of Green Bay**
50235592 Sold GREEN BAY, 54303-3723
 List: Matthew Norem - OFF-D: 920-360-6032 of Coldwell Banker Real Estate Group - Office: 920-993-7007
 Co-List: of
 Sell: Matthew Norem - OFF-D: 920-360-6032 of Coldwell Banker Real Estate Group - Office: 920-993-7007

\$19,000

05/23/2022 09:11 AM

Ofc: 120813 Agt: 100823
 Ofc: Agt:
 Ofc: 120813 Agt: 100823



County	Brown	Deeded Access	Unknown
MunSubArea	Northwest Green Bay	Restrictive Covenant(s)	Unknown
School-District	Green Bay Area	Flood Plain	No
Subdivision Name		Certified Survey Avail	
Tax Net Amt	\$1,163.82	Approved Plat Map	
Tax Year	2020	HOA Annual Fee	No
Tax ID	18-1463	Assoc Fee-Annual	
Assessments Total			
Assessment Year			
Special Assessments			



Lot

Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type	
Acres Est	0.14	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive	
Lot Dimensions Est	50x123	Assessor/Public Record	Pasture Acreage Est			Builder Name	
Lot SQFT Est	6,181	Assessor/Public Record	Tillable Acreage Est			Bank Owned/REO	No
			Wooded Acreage Est			Potential Short Sale	No
Water Frontage	No	Water Body Name	School-Elementary	Elmore		Relocation	No
Water Type		Est Water Frontage	School-Middle	Franklin			
Water Features - Others?	No	Source-Water Frontage	School-High	Green Bay			
Delayed Showings?	No						
Showings Begin Date							

Directions From N on Military Ave, to E on Velp Ave, to N on Thrush, (past Donald St) to lot on left at 1377 Thrush.

Remarks-Public MAKE AN OFFER!!!! Seller is very motivated to sell this lot to settle estate and has instructed me to inform buyers that this lot is a must sell, and asks interested parties to make an offer! Per the city parcel map, the lot lies outside the flood plain as well. The County Tax Records denote the parcel zoned as "G1 - Residential"

Remarks-Private The home was razed in January, 2020. Only the parcel remains

Showing Info-Private Drive by and walk the lot at your pleasure

ZONING Residential

IMPROVEMENTS (ON SITE) None

UTIL AVAIL TO PARCEL(S) Electric, Natural Gas

WATERSYSTEMAVAIL/INSTALLD Water Lateral to Lot Line

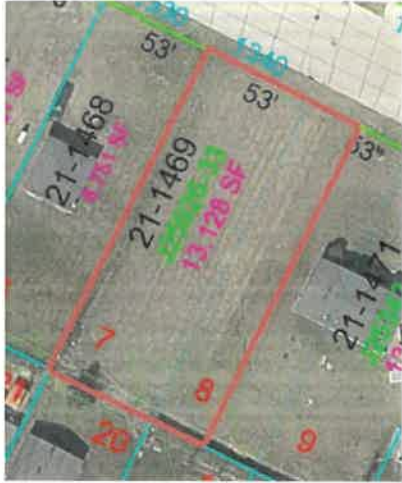
WASTE DISPOSAL SYSTEM Municipal Sewer Avail

LOT DESCRIPTION Rectangular

ListVisbl	Confirmed	Agent - License	90-55932	Electronic Consent	N	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-6849			Ad Code	
List Date	2/15/2021	Selling Price	\$2,000	VOW Include		Comm-Sub Agent	2.1 %
Accepted Offer Date	10/18/2021	Close Date	11/22/2021	Internet/IDX w/address		Comm-Buyer Broker	2.1 %
Pending Date	11/12/2021	Financing Type	CASH			Variable Rate Comm	No
Expiration Date	2/15/2022	SellConAmt		VOW w/AVM		LicInt	No
Off Market Date	11/12/2021	Type Of Sale	Estate Sale			Contract Type	Exclusive Right to Sell
Days On Market	270	Misc Closed Info		VOW w/Comment		Limited Service	No

Cooperative compensation offered in MLS can be in addition to, or replaced by, compensation paid by the buyer or money paid by the seller as established in the purchase agreement. Because cooperating brokers are not a party to a purchase agreement, such agreement cannot be used to modify the listing broker's offer of compensation in MLS. Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2020 COPYRIGHT RANW MLS

Vacant Land
50231240 **Sold** **1340 PERROT Street** **Lot #** **City of Green Bay** **\$10,900**
GREEN BAY, **54302** 05/23/2022 09:17 AM
List: Alan Dowe - OFF-D: 920-321-9117 of Mark D Olejniczak Realty, Inc. - Office: 920-432-1007 Ofc: 10490 Agt: 100141
Co-List: of Ofc: Agt:
Sell: Alan Dowe - OFF-D: 920-321-9117 of Mark D Olejniczak Realty, Inc. - Office: 920-432-1007 Ofc: 10490 Agt: 100141



County Brown
MunSubArea Northeast Green Bay
School-District Green Bay Area
Subdivision Name
Tax Net Amt \$399.65
Tax Year 2019
Tax ID 21-1469
Assessments Total
Assessment Year
Special Assessments Unknown
Deeded Access No
Restrictive Covenant(s) Unknown
Flood Plain Yes
Certified Survey Avail
Approved Plat Map
HOA Annual Fee No
Assoc Fee-Annual



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.30	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive No
Lot Dimensions Est	80x165	Plat Map/Survey	Pasture Acreage Est			Builder Name
Lot SQFT Est	13,128	Assessor/Public Record	Tillable Acreage Est			Bank Owned/REO No
			Wooded Acreage Est			Potential Short Sale No
Water Frontage	No	Water Body Name	School-Elementary	Nicolet		Relocation No
Water Type		Est Water Frontage	School-Middle	Washington		
Water Features - Others?	No	Source-Water Frontage	School-High	East		
Delayed Showings?	No					
Showings Begin Date						

Directions Irwin to Perrot Street.
Remarks-Public City lot located in Northeast Green Bay with sewer and city water. Homes are surrounding the lot. Lot is located in flood plain. Buyer to research for permitted use – residential per city assessor.
Remarks-Private
Showing Info-Private ShowingTime icon

ZONING Residential
UTIL AVAIL TO PARCEL(S) Electric, Natural Gas
WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail
WASTE DISPOSAL SYSTEM Municipal Sewer Avail
LOT DESCRIPTION City, Level

IMPROVEMENTS (ON SITE) None
ROADS Paved
DOCUMENTS ON FILE Seller Condition Report, SA Aerial Map

ListVisbl	Confirmed	Agent - License	94-23926	Electronic Consent	N	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-25538			Ad Code	
List Date	10/3/2020	Selling Price	\$8,500	VOW Include		Comm-Sub Agent	700 \$
Accepted Offer Date	3/24/2021	Close Date	4/1/2021	Internet/IDX w/address		Comm-Buyer Broker	700 \$
Pending Date	3/31/2021	Financing Type	CASH			Variable Rate Comm	No
Expiration Date	9/24/2021	SellConAmt		VOW w/AVM		LicInt	No
Off Market Date	3/31/2021	Type Of Sale	Arms-Length Sale			Contract Type	Exclusive Right to Sell
Days On Market	179	Misc Closed Info		VOW w/Comment		Limited Service	No

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Vacant Land
50253017 Sold
 List: Michael Nemecek - PREF: 920-217-4942
 Co-List: Ann Senn - OFF-D: 920-373-6705
 Sell: Emily Ahrens - PREF: 715-701-2113

2119 EASTMAN Avenue Lot #
GREEN BAY, 54302
 of Keller Williams Green Bay - Office: 920-632-7702
 of Keller Williams Green Bay - Office: 920-632-7702
 of Ben Bartolazzi Real Estate, Inc - Office: 920-770-4015

City of Green Bay
\$10,400
 05/23/2022 09:18 AM
 Ofc: 13590 Agt: 100835
 Ofc: 13590 Agt: 100109
 Ofc: 15310 Agt: 112876



County Brown
 MunSubArea Northeast Green Bay
 School-District Green Bay Area
 Subdivision Name
 Tax Net Amt \$923.57
 Tax Year 2021
 Tax ID 21-293-1
 Assessments Total
 Assessment Year
 Special Assessments

Deeded Access No
 Restrictive Covenant(s) Unknown
 Flood Plain Unknown
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee Unknown
 Assoc Fee-Annual

I H M D \$

Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.42	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive
Lot Dimensions Est			Pasture Acreage Est			Builder Name
Lot SQFT Est			Tillable Acreage Est			Bank Owned/REO
			Wooded Acreage Est			Potential Short Sale
Water Frontage	No	Water Body Name	School-Elementary			Relocation
Water Type		Est Water Frontage	School-Middle			
Water Features - Others?	No	Source-Water Frontage	School-High			
Delayed Showings?	No					
Showings Begin Date						

Directions From Hwy 43S, take exit 185. Merge onto WI-54 W/WI-54 Trunk W/WI-57 S. Turn right onto N Danz Ave. Turn left onto Eastman Ave to lot.

Remarks-Public Good sized residential and affordable lot on Green Bay's east side.

Remarks-Private Instead of mailing a paper check, please ask the buyer to pay earnest money electronically. Agents, click the TrustFunds button in MLS, to send your buyer the payment link.

Showing Info-Private Schedule via Showingtime. For offers or questions Contact Ann Senn at 920-373-6705.

ZONING Residential

IMPROVEMENTS (ON SITE) None

UTIL AVAIL TO PARCEL(S) Electric, Natural Gas, Telephone

WATERSYSTEMAVAIL/INSTALLD Municipal Water Avail

WASTE DISPOSAL SYSTEM Municipal Sewer Avail

LOT DESCRIPTION City

ListVisbl	Confirmed	Agent - License	94-63663	Electronic Consent	Y	Board Entered	No
Input Date		List Ofc 1 - CorpLin	91-937525			Ad Code	
List Date	1/19/2022	Selling Price	\$9,000	VOW Include		Comm-Sub Agent	750 \$
Accepted Offer Date	2/11/2022	Close Date	2/25/2022	Internet/IDX w/address		Comm-Buyer Broker	750 \$
Pending Date	2/23/2022	Financing Type	CASH			Variable Rate Comm	No
Expiration Date	10/19/2022	SellConAmt		VOW w/AVM		LicInt	No
Off Market Date	2/23/2022	Type Of Sale	Arms-Length Sale			Contract Type	Exclusive Right to Sell
Days On Market	35	Misc Closed Info		VOW w/Comment		Limited Service	No

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