

REAL ESTATE BIDDER PACKET

1127 Berner Street, Green Bay, WI

To Be Sold at an Online Auction

ENDING March 3, 2020



Auction Conducted By:

Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

Ph. 920-468-1113, Fax 920-468-7137

www.massartauctioneers.com

Serving You With Excellence Since 1974!

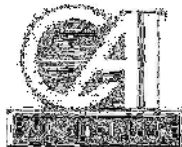


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Real Estate Auctions Work Because...

- The seller chooses the date the property will sell.
- They create competition among buyers; auction prices can exceed the price of a traditional real estate transaction.
- Auctions bring interested parties to a point of decision; they must act now or lose the opportunity to purchase.
- They require potential buyers to pre-qualify for loans.
- Properties are sold with a “no contingency offer to purchase.”

If you are thinking about selling contact Massart Auctioneers Inc. to see what the auction method of marketing can do for you!

Open House Date

By Appointment

Terms and Conditions of the Real Estate Auction

- 10% Buyers Fee will be added to the high bid to make the purchase price.
- \$2,500 deposit is required within two days of accepted offer.
- The balance is due at closing within 60 days.
- Title will pass with a personal representative's deed.
- Seller will provide title insurance.
- Taxes will be prorated to the closing date.
- The successful bidder will sign a Wisconsin Offer to Purchase Agreement.
- Closing will be within 60 days of the auction, by May 3, 2020.
- Real estate is sold clear and free of any liens, taxes or other encumbrances.
- Your bidding at this auction is based solely upon your inspection and due diligence. Real estate is sold as is, where is, with NO written, expressed or implied warranties.
- Real estate is sold subject to seller approval.
- Seller will entertain written offers prior to auction close. The deadline to submit an offer prior to auction is February 28, 2020 at 12:00 Noon. If the seller accepts an offer prior to auction the auction will be cancelled.

Selling Real Estate at Auction

- You must be registered to bid.
- The winning bid **IS NOT CONDITIONAL** upon financing, selling your real estate or any other contingency. This is considered a cash sale! If financing of any kind is required to purchase this property, please be sure that appropriate arrangements have been made prior to this auction.
- Minimum bid increments will be decided by the auctioneer.
- You are purchasing this property in “As is, where is condition” without expressed or implied warranties or representations as to fitness or a particular use, physical or environmental condition. If you require specific testing for suitability of sanitary and/or water systems as well as presence of radon and/or lead based paint, those tests may be performed prior to the auction at your own expense.
- Please read the spec. sheet completely and carefully. If you have any questions or do not understand any of the information, **PLEASE ASK!**
- **This Sale IS Subject to the Seller Confirmation.**

Be Prepared to Buy!

ANY AND ALL ANNOUNCEMENTS MADE BY THE AUCTIONEER (In person or on the Internet) TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER STATEMENT MADE.

1127 Berner St.
Green Bay, WI 54302
Parcel ID: 20-189

Finished Beds: 4 **Total Baths:** 2 **Total # Cars:** 3+



County: Brown
MunSubAera:
School-District:
Subdivision
Tax Net Amt:
Tax Yr: 2019
Tax ID:
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est:
Source-Year Built:
Assoc Fee-Annual:

Building Style: Multi-Family
Garage 1 Type: Detached
Garage 1 # cars:
Grg Dim:
Garage 2 type:
Garage 2 # cars:
Grg 2 Dim:
Deeded Access:
Restictive Covenant(s):
Flood Plain:
Hobby Farm:
Zero Lot Line:
HOA Annual Fee:

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1750	Assessor/Public Record	Acres Est	.193	Assessor/Public Record
SQRT Fin Below Grade Est	0	Assessor/Public Record	LOT SQFT Est	8,426	Auto-Calculated
SQFT Fin Abv & Blw	1750	Assessor/Public Record			

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Kitchen	11'x10'6"	Lower	Living Room	9'x21'	Upper	2	2	0
Dining Room	11'x11'6"	Lower	Kitchen	8'6"x10'6"	Upper			
Living Room	12'x16'6"	Lower	Bath	5'x8'6"	Upper			
Bath	6'x8'	Lower	Bedroom 1	9'x11'	Upper			
Bedroom 1	10'x12'6"	Lower	Bedroom 2	11'x13'	Upper			
Bedroom 2	9'x10'6"	Lower	Garage	31'6"x25'6"				
	1000sqft	Lower		750sqft	Upper			

Directions: Webster to Berner

RemarksPub:

Zoning: Low Density Residential

Heating Fuel Type: Gas, Forced Air

Cooling: None

Water: City Water

Waste: Sewer

Exterior Finish: Wood

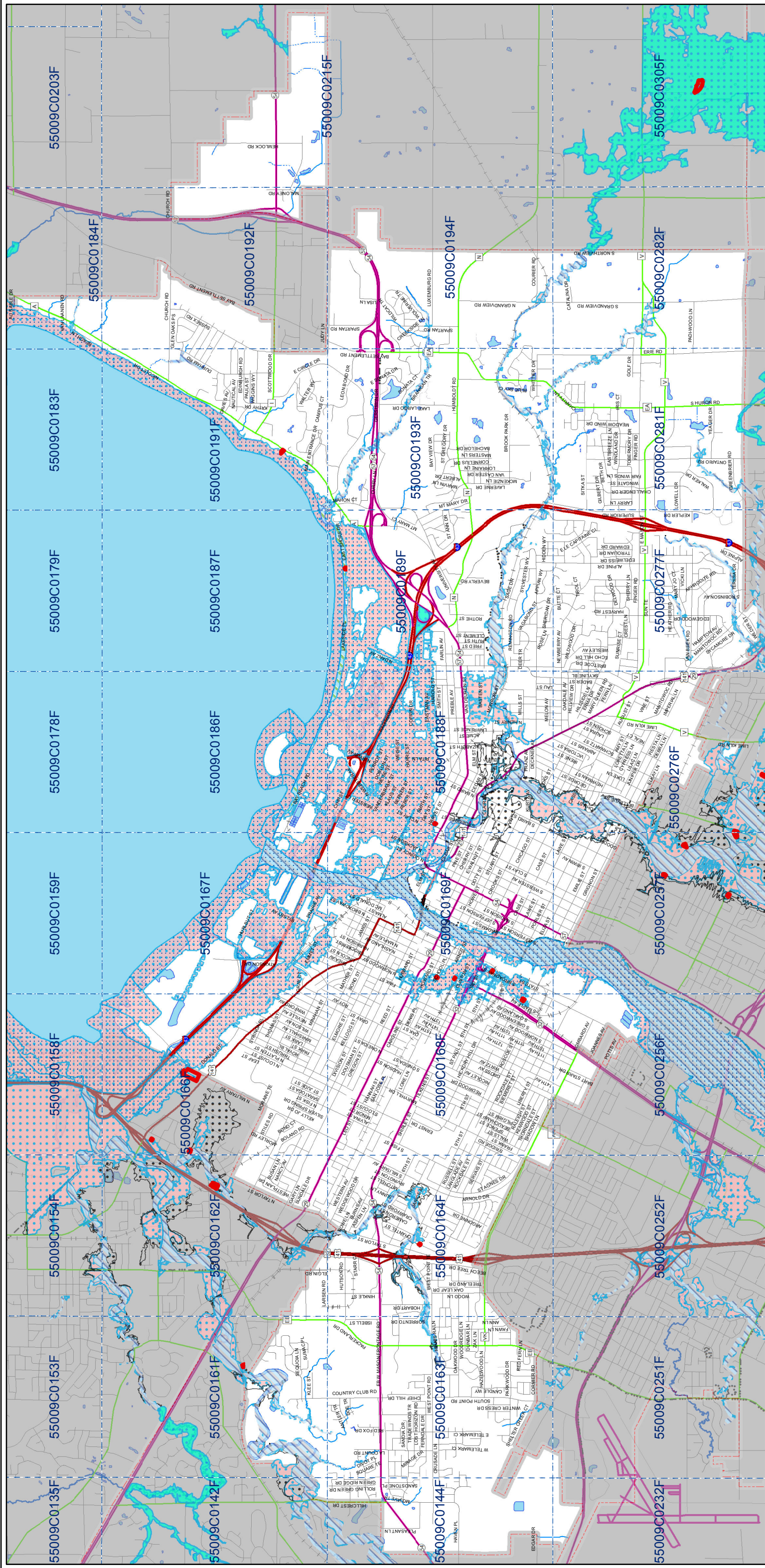
Foundation: Basement

Garage: Detached

Lower Level: Unfinished Basement

Driveway: Partial Paved Driveway





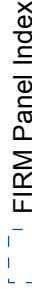



Fireplaces: None



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department. M.H.
May 2011

Flood Hazard Area (2009 adopted) *

-  FLOODWAY zone AE
 -  Zone A - 100 Year Floodplain
 -  Zone AE - 100 Year Floodplain
 -  500 year floodplain (0.2 PCT ANNUAL CHANCE)
 -  No Base Elevations Determined
 -  LOMA-LOMR Designation
 -  FIRM Panel Index
 -  LOMA-LOMR Designation
- * Source: Federal Emergency Management Agency (FEMA)
US Department of Homeland Security

City of Green Bay Special Flood Hazard Areas



City Of GreenBay > Parcel Data

[Q Find a Parcel](#)

Current Parcel: 20-189

1127 BERNER ST

PAUL MENDOLLA

1244 KLAUS ST GREEN BAY WI 54302-1553

[Street View Map](#) • [Green Bay Parcel Map](#) • [Google Map](#)
[Assessment Records](#)
[Zoning and Districts](#)
[Brown County Parcel Data](#)
[Inspection Records](#)
[Special Assessments](#)
[Requests For Service](#)
[Police Calls](#)
[2019 Residential Assessment](#)
[2018 Residential Assessment](#)
[2017 Residential Assessment](#)

Value

Total Assessed Value Land: \$12,100	Total Assessed Value Improvements: \$74,800	Total Assessed Value: \$86,900
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Building Information

Tax Class: Residential	Living Units: 2	Family Rooms: 0
Occupancy: 2 Family	Heating Type: Gas, forced air	Rec Room S F: 288 sq ft
Story: 1.5 story	Cooling Type: None	Other Rooms: 5
Style: Old style 2-3	Full Baths: 2	Full Basement S F: 1000 sq ft
Exterior Wall: Wood	Half Baths: 0	First Floor S F: 1000 sq ft
Roof Type: Asphalt shingles	Additional Fixtures: 3	Second Floor S F: 750 sq ft
Year Built: 1929	Bedrooms: 4	SFLA: 1750

Property Info

Water Front Type: None	Tax Key Number: 20-189	Neighborhood Group: Residential
Acres: 0.193	Zoning: Low Density Resident	Neighborhood: 155
Square Feet: 8426	Has O B I: Yes	Sanitary: Sewer
Depth: 159	Has Residential: Yes	Water: City water
Width: 53	Has Land: Yes	Traffic: Light
Land Use: Residential	Property Address: 1127 Berner St	Legal Acres: 0.193
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **EASTMANS ADD LOT 22 BLK 60**



Web Search - Brown County, Wisconsin - Property Summary

Property: 20-189

Search powered by



Report/Print engine
List & Label © Version 19:
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1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019 ▼	Real Estate	20-189	231 - CITY OF GREEN BAY	1127 BERNER ST	PAUL N MENDOLLA 18129 LYONS RD DENMARK WI 54208
Tax Year Legend: \$ = owes prior year taxes X = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	20-189
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.193
Area (sq ft):	8426.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	1127 BERNER ST

Owners

Name	Status	Ownership Type	Interest
MENDOLLA, PAUL N	CURRENT 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)

8,426 SQ FT EASTMANS ADD LOT 22 BLK 60

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
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	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
2289	GREEN BAY SCH DIST	REGULAR SCHOOL
	BROWN COUNTY	OTHER DISTRICT
5040	G.B. METRO SEWER	SANITARY
1300	NORTHEAST WI VTAE	TECHNICAL COLLEGE

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: **96400**

Assessment Ratio: **0.9010**

Legal Acres: **0.193**

2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.193	12100	74800	86900
ALL CLASSES	0.193	12100	74800	86900

2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.193	12100	74800	86900
ALL CLASSES	0.193	12100	74800	86900

Taxes

Tax Summary

Bill #: 3116329	Net Mill Rate: 0.024074789
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Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2020	1485.98
7/31/2020	1010.66

Payments

No payments were found

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	2252.61	-	-
School Credit	160.51	-	-
 Total	2092.10	-	-

Description	Amount	Paid	Due
BROWN COUNTY	390.72		
GREEN BAY SCH DIST	800.99		
LOCAL	822.18		
NORTHEAST WI VTAE	78.21		
First Dollar Credit	70.78	-	-
Lottery Credit	0.00	-	-
Net Tax	2021.32	0.00	2021.32
Special Assessments	0.00	0.00	0.00
<input checked="" type="checkbox"/> Special Charges	57.68	0.00	57.68
<input checked="" type="checkbox"/> Delinquent Utility	417.64	0.00	417.64
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	-	0.00	0.00
Penalty	-	0.00	0.00
TOTAL	2496.64	0.00	2496.64

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	2496.64	0.00	0.00	0.00	N/A	2496.64	No Payment Collected
2018	1962.20	0.00	0.00	1962.20	4/15/2019	0.00	Paid
2017	1911.30	0.00	0.00	1911.30	8/1/2018	0.00	Paid
2016	1886.40	0.00	0.00	1886.40	8/1/2017	0.00	Paid
2015	1870.70	0.00	0.00	1870.70	7/1/2016	0.00	Paid
TOTAL	10127.24	0.00	0.00	7630.60	-	2496.64	-

* 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
			<u>J13326 / 21</u>				<u>\$0.00</u>	<u>0</u>