

REAL ESTATE BIDDER PACKET

1170 Raleigh Street, Green Bay, WI

To Be Sold at an Online Auction

ENDING December 3, 2020



Auction Conducted By:

Massart Auctioneers Inc.

2545 Finger Road, Green Bay, WI 54302

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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 Only

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 February 3, 2021.
- 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 November 30, 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.

1170 Raleigh St.
Green Bay, WI 54304
Parcel: 1-2469

Finished Beds: 3 Total Baths: 1.5 Total # Cars: 2



County: Brown
MunSubAera:
School-District: Green Ba y
Subdivision
Tax Net Amt: \$2130.68
Tax Yr: 2019
Tax ID:
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est: 1962
Source-Year Built:

Building Style: 1-Story
Garage 1 Type: Attached
Garage 1 # cars: One Stall
Grg Dim:
Garage 2 type:
Garage 2 # cars:
Grg 2 Dim:
Deeded Access:
Restrictive Covenant(s):
Flood Plain:
Hobby Farm:
Zero Lot Line:
HOA Annual Fee:
Assoc Fee-Annual:

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1170	Assessor/Public Record	Acres Est	.182	Assessor/Public Record
		Assessor/Public Record	Lot Dimensions Est		
		Assessor/Public Record	LOT SQFT Est	7953	Auto-Calculated

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Living	11'6" x 18'	Main	Bedroom #2	11' x 12"			1	1
Kitchen/Dining	13' x 19'	Main	Bedroom #3	10' x 14"				
Full Bath	5' x 9'	Main	Garage	13' x 23"				
Bedroom #1	10" x 12'	Main						

Directions: From Lombardi Ave to left onto Oneida Street and go up four blocks turn left onto Raleigh Street

RemarksPub: N/A

Zoning: Residential

Heating Fuel Type: Gas

Heating/Cooling: Forced Air Heat

Water: Municipal Public Water

Waste: Municipal Sewer

Exterior Finish: Aluminum and Vinyl

Foundation: Basement

Garage: 1 Stall Attached

Lower Level: Unfinished-has toilet and shower area

Driveway: Paved

Fireplaces: N/A



City Of GreenBay > Parcel Data

[Find a Parcel](#)

Current Parcel: 1-2469

1170 RALEIGH ST

JOSEPH SHIPEK

900 MEADOW LN NEENAH WI 54956

[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](#)
[2020 Residential Assessment](#)
[2019 Residential Assessment](#)
[2018 Residential Assessment](#)
[2017 Residential Assessment](#)
Value

Total Assessed Value Land: \$20,000	Total Assessed Value Improvements: \$79,600	Total Assessed Value: \$99,600
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Building Information

Tax Class: Residential	Living Units: 1	Family Rooms: 0
Occupancy: Single family	Heating Type: Gas, forced air	Rec Room S F: 468 sq ft
Story: 1 story	Cooling Type: None	Other Rooms: 2
Style: Ranch	Full Baths: 1	Full Basement S F: 1170 sq ft
Exterior Wall: Wood	Half Baths: 0	First Floor S F: 1170 sq ft
Roof Type: Asphalt shingles	Additional Fixtures: 1	SFLA: 1170
Year Built: 1962	Bedrooms: 3	

Property Info

Water Front Type: None	Tax Key Number: 1-2469	Neighborhood Group: Residential
Acres: 0.183	Zoning: Low Density Resident	Neighborhood: 235
Square Feet: 7954	Has Residential: Yes	Sanitary: Sewer
Depth: 112	Has Land: Yes	Water: City water
Width: 71	Property Address: 1170 Raleigh St	Traffic: Light
Land Use: Residential	Total Improvements: 1	Legal Acres: 0.182
County: Brown		

Legal Description

Legal Description: 7,953 SQ FT SCHMITT PLAT #8 LOT 15 BLK 3
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The City of Green Bay is not responsible for the misrepresentation, inaccuracies or unauthorized use of the information presented. If you have a question regarding the validity of your assessment, please use our website to check assessed values on similar properties in your area as compared to your assessment. Quality of construction, age, size, and location are just a few of the benchmarks used for comparison. Our job is to be fair in our assessments. A recent appraisal is only helpful in pointing out other similar properties. As a comparison, you would take those comps, and see what the assessed values are for those properties. Please call our office at 920-448-3066 if you have any questions regarding the value of your property. Remember, we do not set the tax rate and cannot lower your taxes, we can only review your assessment to determine whether or not it is reasonable when compared to the assessed values of similar properties.



Web Search - Brown County, Wisconsin - Property Summary

Property: 1-2469

Search powered by



Report-/Print engine
List & Label @ Version 19:
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019 ▼	Real Estate	1-2469	231 - CITY OF GREEN BAY	1170 RALEIGH ST	JOSEPH E SHIPEK ROSEMARY G SHIPEK 900 MEADOW LN NEENAH WI 54956
Tax Year Legend: \$ = owes prior year taxes X = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	1-2469
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.182
Area (sq ft):	7953.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	1170 RALEIGH ST GREEN BAY 54304-3846

Owners

Name	Status	Ownership Type	Interest
SHIPEK, JOSEPH E	CURRENT OWNER		
SHIPEK, ROSEMARY G	CURRENT CO-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)

7,953 SQ FT SCHMITT PLAT #8 LOT 15 BLK 3
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Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	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: **110500**Assessment Ratio: **0.9010**Legal Acres: **0.182****2019 valuations**

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.183	20000	79600	99600
ALL CLASSES	0.183	20000	79600	99600

2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.183	20000	79600	99600
ALL CLASSES	0.183	20000	79600	99600

Taxes**Tax Summary**

Bill #: 3108801	Net Mill Rate: 0.024074789
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Lottery Credits

Claims	Date	Amount
1	11/01/2019	196.39

Installments

Due Date ▲	Amount
1/31/2020	967.15
7/31/2020	1163.53


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	2581.82	-	-

Description	Amount	Paid	Due
School Credit	183.97	-	-
 Total	2397.85	-	-
BROWN COUNTY	447.82		
GREEN BAY SCH DIST	918.05		
LOCAL	942.34		
NORTHEAST WI VTAE	89.64		
First Dollar Credit	70.78	-	-
Lottery Credit	196.39	-	-
Net Tax	2130.68	0.00	2130.68
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	-	0.00	213.07
Penalty	-	0.00	106.53
TOTAL	2130.68	0.00	2450.28

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	2130.68	0.00	0.00	0.00	N/A	2450.28	No Payment Collected
2018	2088.90	0.00	0.00	2088.90	1/11/2019	0.00	Paid
2017	2080.60	0.00	0.00	2080.60	1/8/2018	0.00	Paid
2016	2044.10	0.00	0.00	2044.10	1/13/2017	0.00	Paid
2015	2047.10	0.00	0.00	2047.10	1/14/2016	0.00	Paid
TOTAL	10391.38	0.00	0.00	8260.70	-	2450.28	-

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

Document History

No matching document history was found
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