

REAL ESTATE BIDDER PACKET

1457 Cedar Street, Green Bay, WI

To Be Sold at an Online Auction

ENDING December 21, 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 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 21, 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 December 16, 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.

1457 Cedar ST
 Green Bay, WI 54302
 Parcel: 8-103

Finished Beds: 4 Total Baths: 1 Total # Cars: 2



County: Brown
MunSubAera:
School-District: Green Bay
Subdivision
Tax Net Amt: \$1348.25
Tax Yr: 2019
Tax ID:
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est:
Source-Year Built:

Building Style: 2-Story
Garage 1 Type: Detached
Garage 1 # cars: Two Stall
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:
Assoc Fee-Annual:

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	1232	Assessor/Public Record	Acres Est	.181	Assessor/Public Record
SQRT Fin Below Grade Est	836	Assessor/Public Record	Lot Dimensions Est		
SQFT Fin Abv & Blw	2068	Assessor/Public Record	LOT SQFT Est		Auto-Calculated

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Main Living	10'6" x 14'	Main	Upper Bed #3	10' x 11'6"			1	0
Main Dining Room	13' x 15'	Main	Upper Bed #4	11' x 11'6"				
Main Bedroom	10' x 11'	Main	Upper Storage Room	14' x 17'6"				
Main Kitchen	13'6" x 15'	Main	Main Breeze Way	9' x 9'6"				
Main Full Bath	10' x 5'6"	Main	Garage	20' x 18'				
Upper Bed #2	13'6" x 8	Upper						

Directions: Main Street right on Grove Street to Cedar Street take a right to Home

RemarksPub:

Zoning: Single Family Residential
Heating Fuel Type: Gas/Electric
Heating/Cooling: Forced Air Heat
Water: Municipal Public Water
Waste: Municipal Sewer
Exterior Finish: Vinyl Siding
Foundation: Poured/Stone Concrete
Garage: 2 Stall detached
Lower Level: Unfinished
Driveway: Gravel/Dirt
Fireplaces: None



Web Search - Brown County, Wisconsin - Property Summary

Property: 8-103

Search powered by



Report-/Print engine
List & Label @ Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2019 ▼	Real Estate	8-103	231 - CITY OF GREEN BAY	1457 CEDAR ST	ALAN J HABECK 1457 CEDAR ST GREEN BAY WI 54302-1858
Tax Year Legend: ←\$ = owes prior year taxes ✘ = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	8-103
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.181
Area (sq ft):	7912.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	1457 CEDAR ST GREEN BAY 54302-1858

Owners

Name	Status	Ownership Type	Interest
HABECK, ALAN J	CURRENT OWNER		
HABECK, GLADYS	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)

7,912 SQ FT OAK GROVE LOT 137

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: **74400**Assessment Ratio: **0.9010**Legal Acres: **0.181****2019 valuations**

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.182	13000	54100	67100
ALL CLASSES	0.182	13000	54100	67100

2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.182	13000	54100	67100
ALL CLASSES	0.182	13000	54100	67100

Taxes**Tax Summary**

Bill #: 3139807	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	575.93
7/31/2020	772.32

Payments


Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/15/2020	T	575.93	25226	CK 1288 A Habeck

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
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Description	Amount	Paid	Due
Gross Tax	1739.36	-	-
School Credit	123.94	-	-
 Total	1615.42	-	-
BROWN COUNTY	301.70		
GREEN BAY SCH DIST	618.48		
LOCAL	634.85		
NORTHEAST WI VTAE	60.39		
First Dollar Credit	70.78	-	-
Lottery Credit	196.39	-	-
Net Tax	1348.25	575.93	772.32
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	54.06
Penalty	-	0.00	0.00
TOTAL	1348.25	575.93	826.38

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2019	1348.25	0.00	0.00	575.93	1/15/2020	826.38	Balance Due
2018	1328.90	0.00	0.00	1328.90	1/31/2019	0.00	Paid
2017	1340.10	0.00	0.00	1340.10	7/18/2018	0.00	Paid
2016	1313.10	0.00	0.00	1313.10	7/31/2017	0.00	Paid
2015	1322.70	0.00	0.00	1322.70	7/18/2016	0.00	Paid
TOTAL	6653.05	0.00	0.00	5880.73	-	826.38	-

* 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>2834738</u>	<u>PERSONAL REPS DEED</u>			<u>0</u>			<u>\$0.00</u>	<u>0</u>



City Of GreenBay > Parcel Data

[Find a Parcel](#)

Current Parcel: 8-103

1457 CEDAR ST

ALAN HABECK

1457 CEDAR ST GREEN BAY WI 54302-1858

[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: \$13,000	Total Assessed Value Improvements: \$54,100	Total Assessed Value: \$67,100
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Building Information

Tax Class: Residential	Living Units: 1	Other Rooms: 3
Occupancy: Single family	Heating Type: Gas, forced air	Full Basement S F: 836 sq ft
Story: 1.5 story	Cooling Type: None	First Floor S F: 836 sq ft
Style: Old style	Full Baths: 1	Second Floor S F: 396 sq ft
Exterior Wall: Alum/vinyl	Half Baths: 0	SFLA: 1232
Roof Type: Asphalt shingles	Bedrooms: 4	Unfinished Attic S F: 154 sq ft
Year Built: 1908	Family Rooms: 0	

Property Info

Water Front Type: None	Tax Key Number: 8-103	Neighborhood Group: Residential
Acres: 0.182	Zoning: Low Density Resident	Neighborhood: 155.1
Square Feet: 7912	Has O B I: Yes	Sanitary: Sewer
Depth: 158	Has Residential: Yes	Water: City water
Width: 50	Has Land: Yes	Traffic: Light
Land Use: Residential	Property Address: 1457 Cedar St	Legal Acres: 0.181
County: Brown	Total Improvements: 1	

Legal Description

Legal Description: **7,912 SQ FT OAK GROVE LOT 137**



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.