

REAL ESTATE BIDDER PACKET

530 Karl Street, Green Bay, WI

To Be Sold at an Online Auction

ENDING May 14, 2021



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!

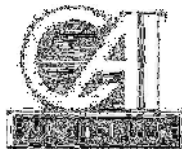


Table of Contents

Info/Open House.....	3
Terms & Conditions of Real Estate Auctions.....	4
Selling Real Estate at Auction.....	5
Real Estate Information Sheet.....	6

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 warranty 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 July 14, 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 May 13, 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.

530 Karl Street
 Village of Allouez, WI 54301
 Parcel ID: AL-994-F-62

Bedrooms: 3 Total Baths: 2 Total # Cars: 2



County: Brown
MunSubArea:
School-District:
Subdivision
Tax Net Amt: \$2,227.7
Tax Yr: 2020
Tax ID:
Assessments Total:
Assessments Year:
Special Assessments:
Age Est (Pre2017):
Year Built Est: 1963
Source-Year Built:

Building Style: Single Family
Garage 1 Type: Detached
Garage 1 # cars:
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:

Description	Data	Data Source	Description	Data	Data Source
SQFT Fin Above Grade Est	736	Assessor/Public Record	Acres Est	.173	Assessor/Public Record
SQRT Fin Below Grade Est	487	Assessor/Public Record	LOT SQFT Est	7524	Auto-Calculated
SQFT Fin Abv & Blw	1223	Assessor/Public Record			

Room	DIM	LVL	Room	DIM	LVL	Baths	Full	Half
Kitchen	11'x16'	Main	Rec Room	28'x11'	Lower	2	2	0
Living Room	11'6"x17'	Main	Office	12'x11'	Lower			
Bedroom 1	11'x11'	Main	Unfinished Area	30'6"x10'	Lower			
Bedroom 2	11'x9'	Main	Bathroom	5'x9'6"	Lower			
Bedroom 3	8'x11'6"	Main	Garage	21'x23'	Lower			
Bathroom	7'6"x7'	Main	Shed	12'x8'	Lower			

Directions: Libal Street turn east onto Karl Street

RemarksPub:

Zoning: Residential

Heating Fuel Type: Boiler

Cooling: A/C Forced Air

Water: City Water

Waste: Sewer

Exterior Finish: Vinyl

Foundation: Basement poured

Garage: Yes

Lower Level: Full Basement

Driveway: Paved

Fireplaces: Gas



Web Search - Brown County, Wisconsin - Property Summary

Property: AL-994-F-62

Search powered by
GCS

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

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021	Real Estate	AL-994-F-62	102 - VILLAGE OF ALLOUEZ	530 KARL ST	CAMERON S MCCAIN CAMERON S MC CAIN 530 KARL ST GREEN BAY WI 54301-2217

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Summary

Property Summary

Parcel #:	AL-994-F-62
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.173
Area (sq ft):	7524.000

Property Addresses

Primary ▲	Address
<input type="checkbox"/>	530 KARL ST GREEN BAY 54301-2217

Owners

Name	Status	Ownership Type	Interest
MCCAIN, CAMERON S	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)
7,524 SQ FT KARL FELSCHOW SUBD NO 1 LOT 88

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

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

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0
 Assessment Ratio: 0.0000
 Legal Acres: 0.173

2021 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.173	24200	83700	107900
ALL CLASSES	0.173	24200	83700	107900

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.173	24200	83700	107900
ALL CLASSES	0.173	24200	83700	107900

Taxes

Taxes have not been finalized for the year 2021

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
			633 / 137				\$0.00	0



Part of Brown County WI
 Map printed on 4/27/2021

1:240
 1 inch = 20 feet*
 1 inch = 0.00379 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level

- Parcel ownership key**
- Parcel Boundary
 - Condominium
 - Gap or Overlap
 - Parcel line
 - Right of Way line
 - Meander line
 - Lines between deeds or lots
 - Historic Parcel Line
 - Vacated Right of Way

✓ "hooks" indicate parcel ownership crosses a line

SC-190-2 Parcel ID Number
 2880257 Document Number
 0.814 AC Area of parcel
 279.8' Line Distance
 3547 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
 maps.gis.co.brown.wi.us

This is a custom map created by an online user of GIS map services, provided by Brown County Municipalities, Brown County, Brown County WI