

REAL ESTATE BIDDER PACKET

715 Allouez Ave, Green Bay, WI

To Be Sold at an Online Auction

ENDING May 23, 2022



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!

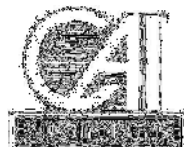


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Real Estate Auctions Work Because...

- 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 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 22, 2022.
- 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 NOT entertain written offers prior to auction close.

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.

ONLINE REAL ESTATE AUCTION
715 Allouez Avenue, Green Bay, WI
Online Only Auction ending May 23, 2022

Nice sized extra deep 1/3 acre lot in the Village of Allouez with all utilities available at the lot line. Lot is in 100 year flood plain, per village, lot is buildable and par of the National Flood Insurance Program (community rating system) through FEMA which gives a 20% insurance reduction.

This is NOT a foreclosure. Starting bid is \$10,000. This is NOT the reserve amount, is it merely a suggested starting bid. Massart Auctioneers offers a co-broke.

TERMS: Online bidding only. Bidder packet required to bid. High bidder will deposit \$2,500 with Massart Auctioneers Inc. within two days of accepted offer. 60 Day closing. No contingencies. Taxes will be prorated to closing. The property will be sold AS IS. **Property will be sold subject to seller approval.** Auto extend feature is on. RWA#3 Damien, Michelle & Bob Massart CAI, AARE, AMM, BAS, CES, GPPA, MPPA. www.massartauctioneers.com

Massart Auctioneers Inc.
2545 Finger Road, Green Bay, WI 54302
920-468-1113





Web Search - Brown County, Wisconsin - Property Summary

Property: AL-349-2

Search powered by



Report-/Print engine
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Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	AL-349-2	102 - VILLAGE OF ALLOUEZ	715 E ALLOUEZ AVE	DAVID C KONTNEY 1113 ROCKDALE ST GREEN BAY WI 54304-3311
Tax Year Legend: ←\$ = owes prior year taxes X = not assessed \$ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	AL-349-2
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	9/25/1986
Historical Date:	
Acres:	0.300
Area (sq ft):	13053.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	715 E ALLOUEZ AVE

Owners

Name	Status	Ownership Type	Interest
KONTNEY, DAVID C	CURRENT OWNER		
FROELICH, FRANCIS J	FORMER OWNER		
VANDIVER, JODI K	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)

13,053 SQ FT ANSORGE & STRAUBELS PLAT OF GARDEN LOTS S1/2 OF LOT 36 LYG S OF DAUPHIN ST

Public Land Survey - Property Descriptions

No Property Descriptions were found

District

Code ▲	Description	Category
	LOCAL	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

Associated Properties

No Associated properties were found

Building Information**Buildings****Assessments****Assessment Summary**Estimated Fair Market Value: **37400**Assessment Ratio: **0.9992**Legal Acres: **0.300****2021 valuations**

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.300	37400	0	37400
ALL CLASSES	0.300	37400	0	37400

2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.300	31000	0	31000
ALL CLASSES	0.300	31000	0	31000

Taxes**Tax Summary**

Bill #: 5037802

Net Mill Rate: **0.018022788****Lottery Credits**

Claims	Date	Amount
0		0.00

Installments

Due Date ▲	Amount
1/31/2022	337.02
7/31/2022	337.02

Payments

Status	Payment Date ▲	Type	Amount	Receipt #	Notes
Posted	1/30/2022	T	337.02	5090	Online web payment

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	729.87	-	-
School Credit	55.83	-	-
Total	674.04	-	-
BROWN COUNTY	135.05		
GREEN BAY SCH DIST	282.00		
LOCAL	229.35		
NORTHEAST WI VTAE	27.64		
First Dollar Credit	0.00	-	-
Lottery Credit	0.00	-	-
Net Tax	674.04	337.02	337.02
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	0.00
Penalty	-	0.00	0.00
TOTAL	674.04	337.02	337.02

Tax History

Year	Amount	Interest Paid	Penalties Paid	Paid	Last Paid	Amount Due	Status
2021	674.04	0.00	0.00	337.02	1/30/2022	337.02	Balance Due
2020	708.90	0.00	0.00	708.90	7/29/2021	0.00	Paid
2019	698.15	0.00	0.00	698.15	7/30/2020	0.00	Paid
2018	678.70	0.00	0.00	678.70	8/5/2019	0.00	Paid
2017	684.60	205.38	102.69	992.67	7/31/2020	0.00	Paid
2016	668.70	207.30	103.65	979.65	8/31/2019	0.00	Paid
TOTAL	4113.09	412.68	206.34	4395.09	-	337.02	-

* 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>2452971</u>							<u>\$0.00</u>	<u>0</u>
<u>1620204</u>							<u>\$0.00</u>	<u>0</u>
			<u>J13978 / 17</u>				<u>\$0.00</u>	<u>0</u>



RANDALL J
MARY ELLEN A
PIONTEK

705 E
ALLOUEZAY

JOBLK
VANDIVER

705 E
ALLOUEZAY

DAVID C
KONTNEY

DAVIDA
BAENEN

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

Part of Brown County WI

Map printed on 4/22/2022

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



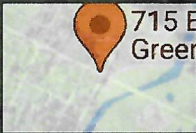
- Parcel ownership key**
- Parcel Boundary ✓
 - Condominium
 - Gap or Overlap
 - "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



715 E Allouez Ave
715 E Allouez Ave, Gre...
44.48°N, 88.01°W



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