

Tax Year: 2025

Click here for detailed assessment data. (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
A	Residential	0.437	\$32,800	\$311,800	\$344,600	
Total:		0.437	\$32,800	\$311,800	\$344,600	

Estimated Fair Market Value: \$358,900 **Average Assessment Ratio:** 0.96024764

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom.	Exception	MFL Order	Imaging
DEED WARRANTY	725563	NA	09/12/2008	09/12/2008	No	No		Purchase
DEED WARRANTY		J06938/31	07/14/1998	07/10/1998	No	No		
		406/R489			No	No		
		307/R221			No	No		
		284/R26			No	No		

You may purchase copies of the documents listed above online.

NOTE: There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 732-7551.

Notes

Note	Date	By	Visibility	Alert	Locked
CSM 3441 ENCROACHES ON PCLS TO THE EAST SEE TROUBLE FILE	2/22/2011	RMATTICE	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	8/1/2008	LCHRISTENS	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAPPING NOTE: THERE APPEARS TO BE A 16' GAP BETWEEN THE EAST LINE OF THIS PARCEL ALONG THE S160' M/L AND THE WEST LINE OF PARCEL 251- 54, THE OWNERS ARE AMOS & EVELYN RICHARDS PER 226D275 AND MARINETTE COUNTY PER A TAX DEED IN 171D9.	2/27/2002	KSYLVESTER	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parcel History

Permits

Sales History

Database Versions

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Parcel #: **PAY 1ST INSTALLMENT - \$ 2,895.08**
 251-00040.002
 POLZIN OR
PAY FULL PAYMENT - \$ 5,790.15
 Bill#: 317912 BY Jan 31, 2026

SEND THIS STUB AND MAKE CHECK PAYABLE TO :
 MARINETTE COUNTY TREASURER
 1926 HALL AVE
 MARINETTE WI 54143-1717



If receipt is needed send a self addressed stamped envelope

CITY OF MARINETTE

Annual Dog License tags should be obtained at the City Clerk's office prior to April 1, 2026. Any questions, please call 715-732-6140.

Visit our website: www.marquette.wi.us

Reminder: Tax payments should be sent to Marquette County Treasurer
 1926 Hall Avenue
 Marquette, WI 54143

Parcel #: **PAY 2ND INSTALLMENT - \$ 2,895.07**
 251-00040.002
 POLZIN
DUE BY July 31, 2026
 Bill#: 317912 REMEMBER TO PAY TIMELY TO AVOID INTEREST PENALTY

SEND THIS STUB AND MAKE CHECK PAYABLE TO :
 MARINETTE COUNTY TREASURER
 MARINETTE COUNTY TREASURER
 1926 HALL AVE
 MARINETTE, WI 54143-1717



If receipt is needed send a self addressed stamped envelope

Preferred payment method is *online using our website. Fees are only \$1.50 for e-checks or 2.50% if using debit/credit cards. Other options are mail, in office or Peshtigo National Bank. County Treasurer's hours are 8:00am-4:30pm. Closed 12/24/25, 12/25/25, 12/26/25, 1/1/26 & 1/2/26. Close at noon on 12/31/25. When paying by 1/31/26 make sure payments are sent to proper office listed on first stub to the left. Tax info & bills available at <https://ascnt.marquettecountywi.gov/LandRecords> if mailing include self-addressed stamped envelope & phone # *ONLINE PAYMENTS ONLY FOR TAXES COLLECTED BY COUNTY!

Taxing Jurisdiction	FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases			Taxing Jurisdiction	FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases		
	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends		Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
School Dist 3311	1,687,088	675.47	2035				

RICHARD POLZIN
 SUSAN POLZIN
 Property Address :

**STATE OF WISCONSIN - MARINETTE COUNTY
 REAL ESTATE TAX BILL FOR 2025**

Bill No. 317912
 Parcel No. 251-00040.002

Assessed Value Land	Assd. Value Improve	Total Assessed Value	Avg. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improve	Total Est. Fair Mkt.	
32,800	311,800	344,600	0.9602476400	34,200	324,700	358,900	<input type="checkbox"/> A star in this box means unpaid prior years taxes
TAXING JURISDICTION		2024 Est. State Aids Allocated Tax Dist	2025 Est. State Aids Allocated Tax Dist	2024 Net Tax	2025 Net Tax	% Tax Change	NET PROPERTY TAX \$
Marquette County		632,059	640,944	917.77	999.34	8.8%	5,790.15
City Marquette		6,405,432	6,735,984	3,199.71	2,896.15	-9.5%	
School Dist 3311		12,814,909	13,371,881	1,509.96	1,758.13	16.5%	
Technical College		601,567	692,183	170.01	190.71	12.2%	
TOTAL		20,353,967	21,240,772	5,797.45	5,845.33	0.8%	
FIRST DOLLAR CREDIT				-60.21	-66.18	-3.4%	
LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	
NET PROPERTY TAX				5,737.24	5,790.15	0.9%	
Total Due							FOR FULL PAYMENT BY
Jan 31, 2026							\$ 5,790.15
School taxes reduced by school levy tax credit		\$ 444.86	Important: This description is for property tax bill only and may not be a full legal description			Net Assessed Value Rate (Does NOT reflect credits)	Warning: If not paid by due dates, installments option is lost and total tax is delinquent subject to interest (see reverse)
Sec. 1, T30N, R23E			0.01696264				

0.44AG LOT 2 CBM 3441 IN V23 PG144-145 AS DOC# 741886 BNG PRT NW SW S1 T30N R23E EX 171D9 228D276

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID
 UMS

FROM MARINETTE COUNTY TREASURER
 MARINETTE COUNTY TREASURER
 1926 HALL AVE
 MARINETTE, WI 54143-1717

IMPORTANT REMINDER
 FIRST INSTALLMENT OR PAYMENT IN FULL

MUST BE MADE BY - Jan 31, 2026

Tax Statement

251-00040.002
 RICHARD POLZIN
 SUSAN POLZIN
 3810 IRVING ST
 MARINETTE WI 54143-1026

[Return to search results](#)

[Property Summary](#)

PARCEL HAS ALERTS. Check Notes for details.

Owner (s): POLZIN, RICHARD A POLZIN, SUSAN M	Location: NW-SW,Sect. 1, T30N,R23E
Mailing Address: RICHARD POLZIN SUSAN POLZIN 3810 IRVING ST MARINETTE, WI 54143-1026	School District: 3311 - Marquette School District
Request Mailing Address Change	

Tax Parcel ID Number: 251-00040.002	Tax District: 251-CITY OF MARINETTE	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 0.4400

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document):
0.44AC LOT 2 CSM 3441 IN V23 PG144-145 AS DOC# 741888 BNG PRT NW SW S1 T30N R23E EX 171D9 226D275

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

[Printer Friendly Page](#)

[View Interactive Map](#)

Taxes

0 Lottery credits claimed

Print tax bills: 2025 2024 2023 2022 2021 2020

Tax History

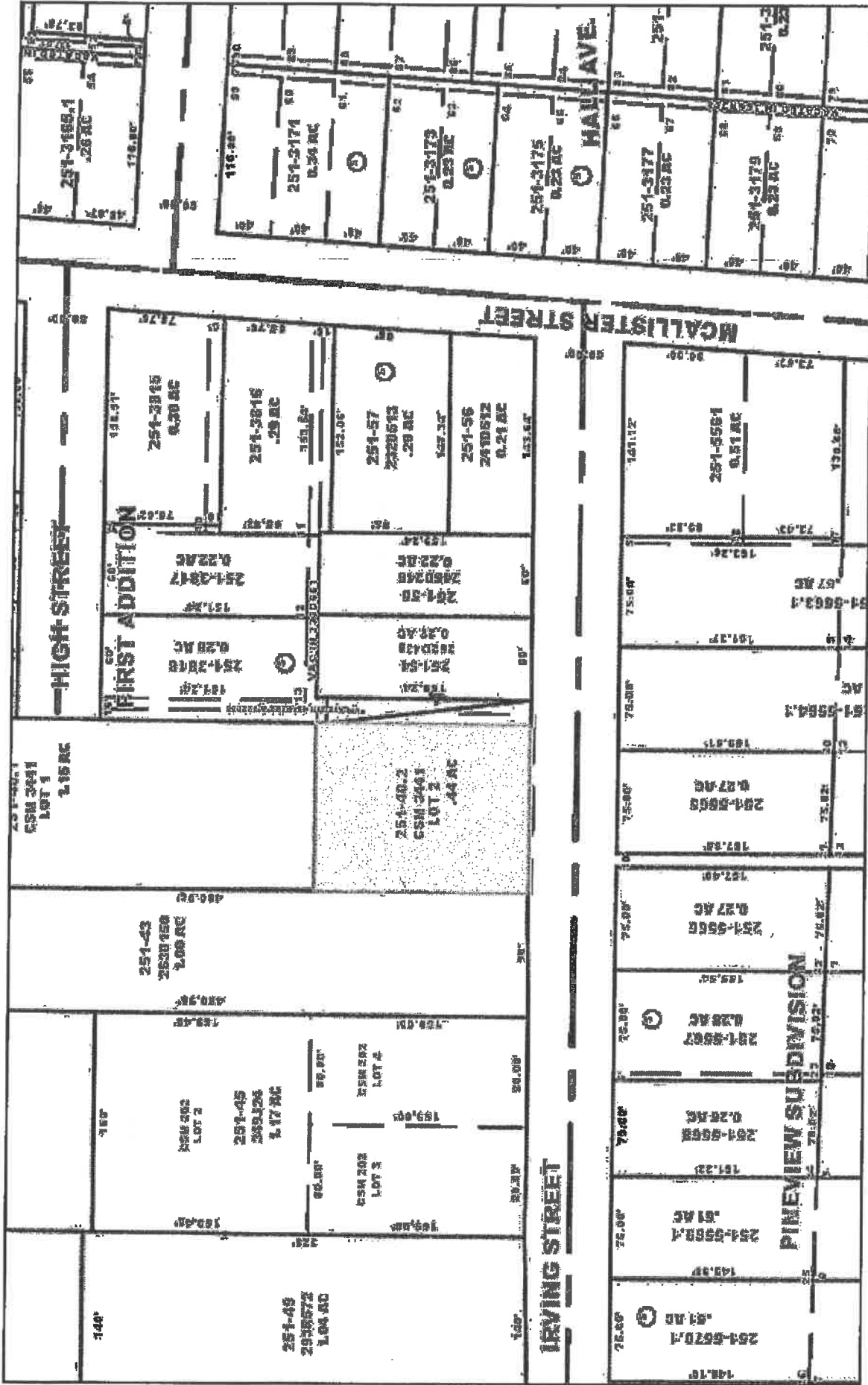
* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2025	<input type="checkbox"/>	\$5,790.15	\$5,790.15	\$0.00	\$0.00	\$0.00	\$0.00
2024	<input type="checkbox"/>	\$5,737.24	\$5,737.24	\$0.00	\$0.00	\$0.00	\$0.00
2023	<input type="checkbox"/>	\$4,990.40	\$4,990.40	\$0.00	\$0.00	\$0.00	\$0.00
2022	<input type="checkbox"/>	\$4,885.54	\$4,885.54	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$5,026.78	\$5,026.78	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$4,875.77	\$4,875.77	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$4,463.61	\$4,463.61	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$4,458.52	\$4,458.52	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$4,184.44	\$4,184.44	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$4,064.72	\$4,064.72	\$0.00	\$0.00	\$0.00	\$0.00
2015	<input type="checkbox"/>	\$4,080.50	\$4,080.50	\$0.00	\$0.00	\$0.00	\$0.00
2014	<input type="checkbox"/>	\$423.34	\$423.34	\$0.00	\$0.00	\$0.00	\$0.00
2013	<input type="checkbox"/>	\$255.48	\$255.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	<input type="checkbox"/>	\$254.70	\$254.70	\$0.00	\$0.00	\$0.00	\$0.00
2011	<input type="checkbox"/>	\$249.58	\$249.58	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$0.00

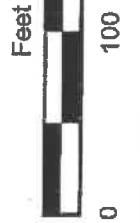
Interest and penalty on delinquent taxes are calculated to **February 28, 2026**.

Payoff Month: Payoff Year:

Marinette County Land Information Portal



2/27/2026 3:01:05 PM



Disclaimer: The land records site is intended to be a general guide to property and land information, and does not represent a survey of real property nor should it be used or referenced to for conveyance of real property, guaranteeing title thereto or making official determinations of building development, permitting or other activity. Contact the appropriate County Department to obtain original records for critical determinations. This information has been developed from various sources and although efforts have been made to ensure accuracy and reliability, errors, omissions and other inaccuracies may occur. It is the user's responsibility to verify the information presented here. In addition, land information is constantly changing and the most current or accurate data might not be represented. The information accessible through this portal is provided "as is" without warranty of any kind, either expressed or implied, or statutory, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. No guarantee is made as to the accuracy, completeness, or reliability of the information. The user assumes the entire risk as to the quality, use and reliability of the information. Marinette County does not accept any liability for any loss or damage of any kind caused by inaccuracies in the information and in no event shall Marinette County, its elected or appointed officials or employees be liable for direct, indirect, consequential, or special damages of any kind.

<https://mcgis.marinettecounty.com>



SURVEYORS CERTIFICATE:

I, Thomas J. McGuire, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped, all that part of the NW ¼ of the SW ¼ of Section 1, T30N, R23E, City of Marinette, Marinette County, Wisconsin. Described as follows:

Commencing at the West ¼ corner of said Section; thence S5° 16' 31"W along Section line, a distance of 154.54 feet; thence S88° 58' 43"E, a distance of 888.64 feet to an iron rebar and the POINT OF BEGINNING; thence continuing S88° 58' 43"E along said line, a distance of 132.38 feet to an iron rebar; thence S00° 33' 18"W, a distance of 184.35 feet to an iron rebar on the North line of High Street; thence N89° 34' 58"W along said line, a distance of 8.04 feet to an iron rebar on the West line of said High Street; thence S00° 33' 18"W along said line, a distance of 60.00 feet to an iron rebar on the South Line of said High Street; thence S89° 34' 58"E along said line, a distance of 8.04 feet to an iron rebar; thence S00° 33' 18"W, a distance of 318.82 feet to an iron rebar on the North line of Irving Street; thence N89° 45' 23"W along said line, a distance of 129.77 feet to an iron rebar; thence N00° 21' 43"E, a distance of 159.10 feet to an iron rebar; thence N00° 15' 48"E, a distance of 405.86 feet to the POINT OF BEGINNING; said described tract containing 1.68 acres (73,395.85 square feet), more or less.

IFURTHER CERTIFY:

That I have made such survey and plat by the direction of Richard Polzin, owner, that the plat is a correct representation of the exterior boundaries of the land surveyed and division thereof. That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, dated this 15th day of January, 2010

Thomas J. McGuire
Thomas J. McGuire RLS 1783

OWNERS CERTIFICATE:

As owner I hereby certify that I have caused the land described on this map to be surveyed, divided and mapped as represented on this map

Richard Polzin

CITY OF MARINETTE APPROVAL:

This map has been reviewed and approved on this date: 3/2/2010

James M. Chisholm
City Clerk

Robert M. Herberich
Mayor
Sheet 2 of 2



B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of defects in the electrical system? Electrical defects may include items such as <i>defects in solar panels and systems</i> , electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B8. Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system <i>or water treatment system</i> , or other items affixed to or closely associated with the property? <i>Such items may include reverse osmosis systems, iron filters, or other filters.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B12. Explanation of "yes" responses _____ No YES answers _____ _____ _____			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, <i>including infestations impacting trees</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C8. Explanation of "yes" responses _____ | | | |

~~No YES answers~~

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D2. Are you aware of a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D3. Are you aware of a defect related to a joint well serving the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D9. Are you aware of defects in an "LP" tank on the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D10. Explanation of "yes" responses _____ | | | |

~~No YES answers~~

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

No YES answers

F. LAND USE

	YES	NO	N/A
F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO	N/A
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F15. Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F18. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F21. Explanation of "yes" responses _____ No YES answers _____			

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2a. Does the property currently have internet service? If so, who is your provider? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station? Is the system or station affixed to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

YES NO N/A

G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.

G5. Are you aware of other defects affecting the property? Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.

G6. The owner has owned the property for 11 years.

G7. The owner has lived in the property for 11 years.

G8. Explanation of "yes" responses Spectrum

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http://www.doc.wi.gov or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Richard M. Polzin Date 3/14/2026
Owner Susan M. Polzin Date 3/16/2026

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person Items Date
Person Items Date
Person Items Date

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer Date
Prospective buyer Date
Prospective buyer Date
Prospective buyer Date
Prospective buyer Date

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.



Earnest Money Escrow Agreement

Seller(s):	Richard A. Polzin Susan M. Polzin	
Buyer(s):		
Property:	3810 Irving St Marinette, WI 54143	
Earnest Money (\$ Amount):		
Date of Offer to Purchase:		
Escrow Agent and contact (for deposit of Earnest Money):	Knight Barry Title Services LLC	Signed by: <u>Richard A. Polzin</u> Signed by: <u>Susan M. Polzin</u> <small>0E389AC2746648D... 3A8BF8A2321548A...</small>
Title Commitment No.:		

The undersigned Seller(s) and Buyer(s) irrevocably authorize Escrow Agent to hold the Earnest Money for the above-referenced real estate transaction. Escrow Agent shall hold the Earnest Money in an escrow account and shall release the Earnest Money at the first of the following events:

- If negotiations do not result in an accepted offer for the Property, on request the Escrow Agent shall promptly disburse the Earnest Money (after clearance from payer's depository institution if Earnest Money is paid by check) to the person(s) who paid the Earnest Money;
- The closing of the sale of Property, as described in the Offer to Purchase;
- Joint written instructions from Seller(s) and Buyer(s) to disburse the Earnest Money;
- If there's a dispute between Seller(s) and Buyer(s) regarding the Earnest Money, then at Escrow Agent's sole discretion delivery of the Earnest Money to a court of competent jurisdiction; or
- Entry and receipt by Escrow Agent of an order of a court of competent jurisdiction ordering Escrow Agent to deliver the Earnest Money to a named party.

Escrow Agent shall not be liable for: (i) any act or omission done in good faith under this Agreement, nor (ii) any loss arising out of loss or impairment of the Earnest Money in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension. Escrow Agent may receive ancillary benefits from the use of the Earnest Money while held in escrow. Seller(s) and Buyer(s) agree to jointly and severally hold Escrow Agent harmless for all reasonable actions taken by Escrow Agent in accordance with this Agreement. Seller(s) and Buyer(s) further agree that any action in relation to an alleged breach of this Agreement by Escrow Agent shall be commenced within two years of the date of the breach, without regard to the date the breach is discovered. Any action not brought against Escrow Agent within that two-year time period shall be barred, without regard to any other limitations period set forth by law or statute, and Seller(s) and Buyer(s) hereby waive any statute of limitations to the contrary.

This Agreement may be executed in counterparts and when each party has executed a copy of this Agreement the executed copies taken together shall have the same force and effect as if executed in one document. Electronic signatures on this Agreement shall be deemed original signature.

SELLER: by: Richard A. Polzin **BUYER:**
 x Richard A. Polzin **Name:** _____ **Date:** _____
0E389AC2746648D... **Name:** _____ **Date:** _____

SELLER: signed by: Susan M. Polzin **BUYER:**
 x Susan M. Polzin **Name:** _____ **Date:** _____
3A8BF8A2321548A... **Name:** _____ **Date:** _____

Please make checks payable to Knight Barry Title and can be mailed to:

840 Willard Dr., Suite 102
 Green Bay WI 54304

Or