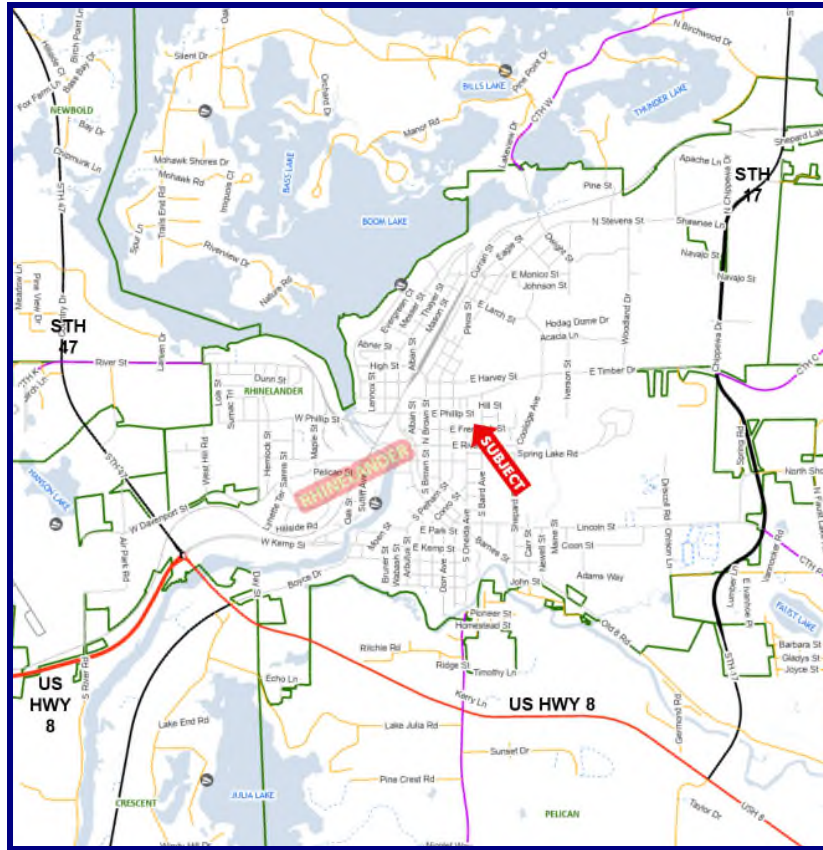
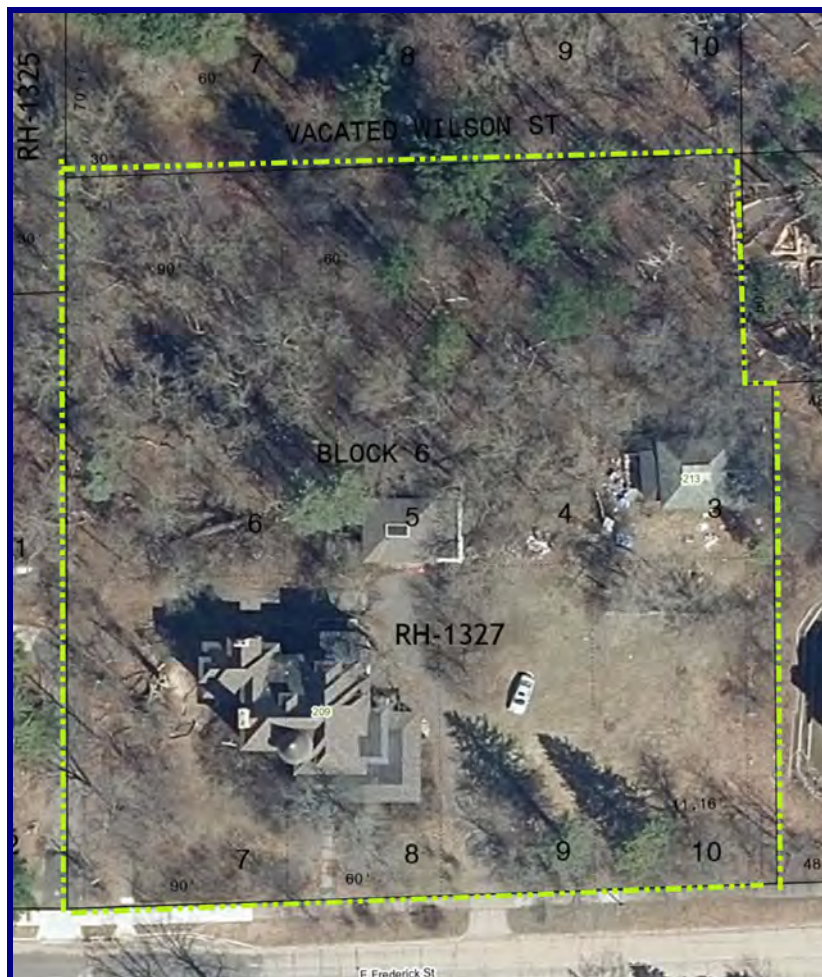


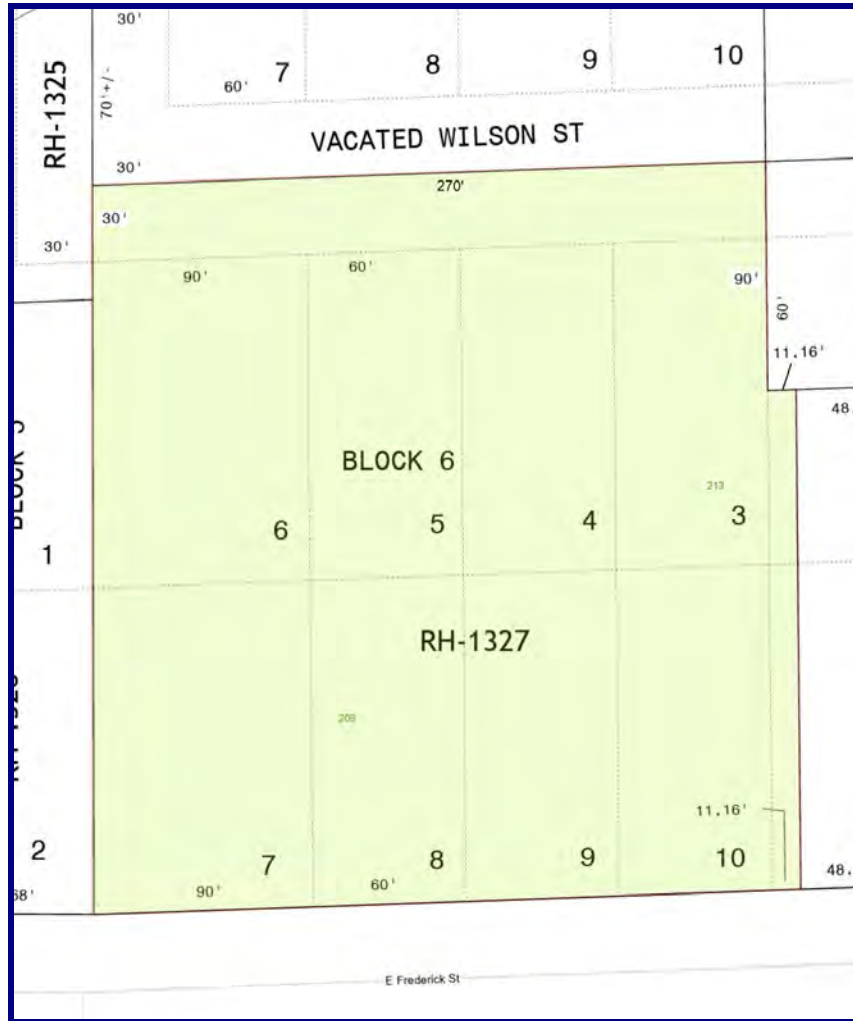
General Location Map



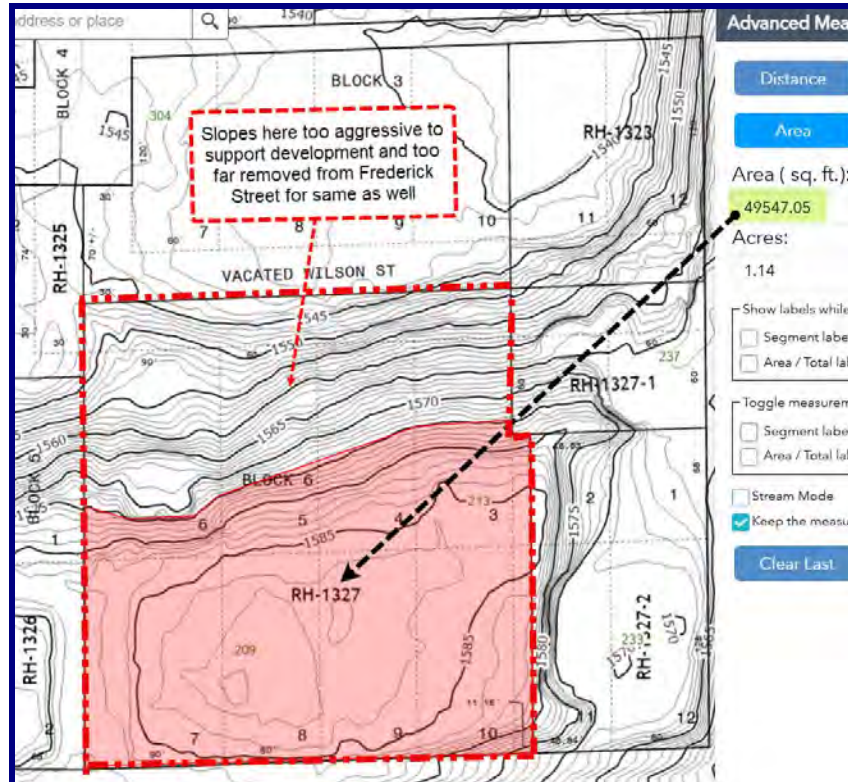
Aerial Photo



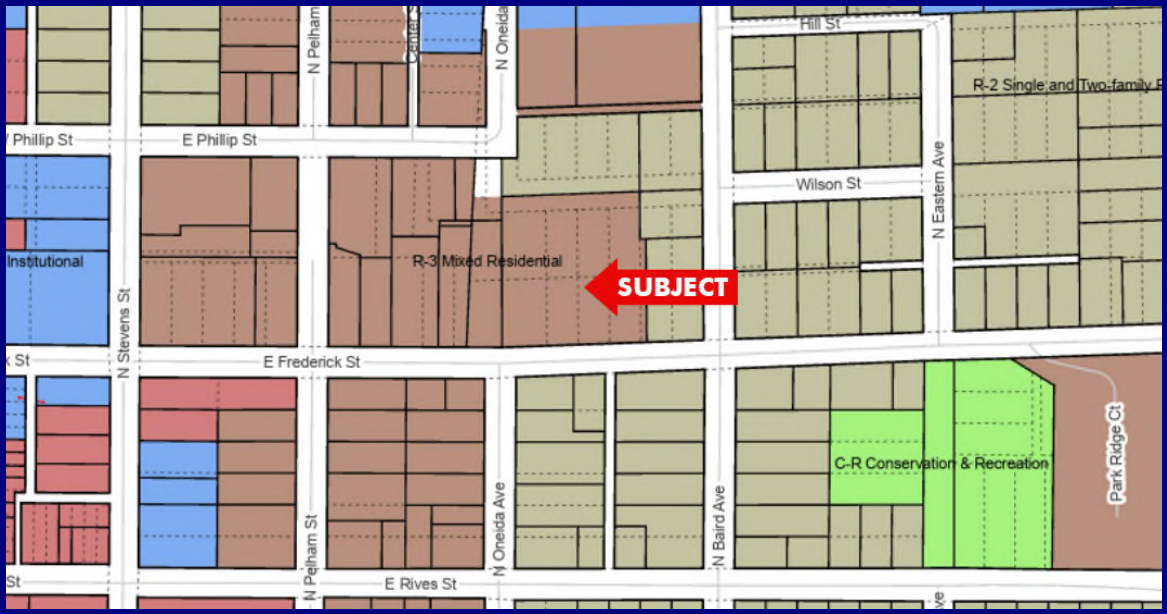
Tax Parcel Image



Contours Map - Usable Site Area



Zoning Map





City of Rhinelanders

Inspection Department 135 S. Stevens Street

April 20, 2026

Parcel ID: RH-1327

Owner(s): Oneida County

Mailing Address: 1 S Oneida Ave

Mailing City, State, Zip: Rhinelanders, WI 54501

Property Address: 209/213 E Frederick Street

Property City, State, Zip: Rhinelanders, WI 54501

Oneida County,

This letter is being prepared to clarify the condemnation orders that are currently in place on the above-mentioned property. After performing a walkthrough inspection of the property, it is reasonable to believe that repairs could be made to preserve the property. However, the property will remain in condemned status until structures are either **repaired or razed**. Action will be required in order to bring the property back into a safe and inhabitable state in accordance with applicable municipal and building code. (see Rhinelanders City Code: Ch [5.01](#), [5.04](#))

1. Restore to a clean and sanitary condition- interior and exterior
2. Electrical, plumbing and mechanical systems replaced or repaired to code (permits required)
3. Restore exterior and interior surfaces to weathertight, watertight and rodentproof state.
4. Structures confirmed to be in sound condition

This office requires an inspection by the City Inspector, City Fire Department and a qualified contractor or engineer that speaks to the safety, condition, and functionality of both houses on the property before any status change is allowed.

If you have any questions, please feel free to contact me so we can help provide an answer.

Sincerely,

Luke Johnson

Code Enforcement Officer

Email: ljohnson@rhinelanderswi.us

Mobile: 715-499-6914



Summary of Transaction Screen Assessment

To: Tara Ostermann, Oneida County, Wisconsin
From: Carrie Zulpo & Angeline Pittsley, MSA Professional Services, Marshfield, Wisconsin
Parcel: RH-1327, Nicholas T. Minassi
Date: 06/24/2025

The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and database search completed for the property. Comments regarding the file search and property observations are included below.

- This residential parcel is located at 209 East Frederick Street in Rhinelander, Wisconsin. A large residential structure and a garage structure were observed on the parcel. A partial site visit was conducted by staying on the adjacent sidewalks after a warning from the County Sheriff. No septic field was observed. The parcel is located adjacent to other residential properties.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

Addendum attached to Quit Claim Deed

from Karen Jean Minassi a/k/a Karen J. Minassi to Nicholas T. Minassi

Legal Descriptions

Lots 1, 2, 3 and 4 of Block 1 of the Assessor's Replat of Cohn, Bing and Slimmer's First Addition to Rhinelander, according to the recorded Plat thereof.

Together with all that portion of vacated Hill Street as shown on said Assessor's Plat lying between the East line of said Lot 1 and the West line of said Lot 4.

And

Together with an easement for ingress and egress over Lot 16 Block 1 of the said Assessor's Replat of Cohn, Bing and Slimmer's First Addition to Rhinelander as granted in Vol. 110 of Deeds on page 126 and in Vol. 143 of Misc., on page 335 Oneida County Records.

All being in Oneida County, Wisconsin.

And

Lot 1 of Volume 7 Certified Survey Maps, page 1927, Document No. 465218, being a part of the Government Lot 1, Section 26, Township 36 North, Range 7 East.

Together with access for ingress and egress over the existing 66 foot wide private road to US Highway 8.

Being in Oneida County, Wisconsin.

And

All of Block 6 of the Assessor's Replat of Block 6 of Cohn, Bing and Slimmer's First Addition to the City of Rhinelander, according to the recorded Plat thereof, Oneida County, Wisconsin.

EXCEPTING THEREFROM

1. The North 60 feet of Lots 1 and 2,
2. Lot 12 and the East 48.83 feet of Lot 11; the South 68 feet of Lot 1, and the South 68 feet of the East 48.83 feet of Lot 2.

Together with: the South 1/2 of vacated Wilson Street lying contiguous and adjacent to the North lot lines of Lots 3, 4, 5 and 6 of the Assessor's Replat of Block 6 of Cohn, Bing and Slimmer's First Addition to the City of Rhinelander, Oneida County, Wisconsin, according to the recorded Plat thereof.

And

Part of Government Lot Two (2) in Section Fourteen (14), Township Thirty-six (36) North, Range Nine (9) East, and further described as follows:

Commencing at a point of the shore of Lake George indicated by a one and one-half inch iron pipe 5 feet 9 inches long drive into the ground about eight hundred forty-three (843) feet southwesterly from meander corner on the shore of the lake between Government Lot Seven (7), Section Eleven (11), Township Thirty-six (36) North, Range Nine (9) East, and Government Lot Two (2), Section Fourteen (14), Township Thirty-six (36) North, Range Nine (9) East, (this point is southeast corner of property deeded to L.A. Leadbetter and Anna King Leadbetter and recorded in Vol. 130 of Deeds on page 483, Oneida County records); Thence southeasterly along the shore of the lake four hundred (400) feet to a point indicated by a one inch iron pipe 4 feet 5 inches long driven into the ground (it is intended that this corner shall coincide with northeast corner of property deeded to DeMunck and recorded in Vol. 111 of Deeds on page 179, Oneida County records), thence westerly about one hundred thirty-three (133) feet to point indicated by a one and one-half inch iron pipe 3 1/2 feet long driven into the ground; thence northeasterly about three hundred sixty (360) feet to a point indicated by a two and one-half inch iron pipe 3 feet 11 inches long driven into the ground (this point is the southwest corner of property deeded to L.A. Leadbetter and Anna King Leadbetter recorded in Vol. 130 of Deeds on page 483, Oneida County records); thence about one hundred sixty-one (161) feet southeasterly to the place of beginning.

And all that part of Government Lot Two (2) of Section Fourteen (14), Township Thirty-six (36) North, Range Nine (9) East, lying south of the south line of property deeded to DeMunck and recorded in Vol. 111 of Deeds on page 179, Oneida County records, less strips of land previously deeded and reserved for roadway purposes on west side thereof.

A part of Government Lot Two (2) in Section Fourteen (14), Township Thirty-six (36) North, Range Nine (9) East, described as follows:

Commencing at a point on the shore of Lake George indicated by an iron pipe four (4) feet five (5) inches long and one inch in diameter driven into the ground, about twelve hundred twenty-eight (1228) feet in a southwesterly direction from the meander corner on the Section line between Government Lot Seven (7), Section Eleven (11), Township Thirty-six (36) North, Range Nine (9) East and Government Lot Two (2), Section Fourteen (14), Township Thirty-six (36) North, Range Nine (9) East; thence one hundred (100) feet in a southwesterly direction along the shore of Lake George to a point marked by a piece of iron pipe four (4) feet, five and one-half (5 1/2) inches long and one and one-half (1 1/2) inches in diameter driven into the ground; thence in a direction slightly north of West one hundred seventy-nine (179) feet to a point indicated by an iron pipe three (3) feet nine (9) inches long and one and one-half (1 1/2) inches in diameter driven into the ground; thence one hundred fifty (150) feet in a northerly direction to a point indicated by an iron pipe three (3) feet three and one-half (3 1/2) inches long and one and one-half (1 1/2) inches in diameter driven into the ground; thence in a direction slightly south of east one hundred thirty-three (133) feet to a point on the shore of the lake indicated by an iron pipe four (4) feet five (5) inches long and one inch in diameter driven into the ground, the point of beginning. Locally known as Lot Five (5).

EXCEPT that part described in Document No. 766474 and corrected in Document No. 769040.

All being in Oneida County, Wisconsin.

ONEIDA COUNTY CERTIFIED SURVEY MAP No. **5871**

ALL OF LOTS 3-10, PART OF LOTS 2 AND 11 IN BLOCK 6 AND THE SOUTH HALF OF THE VACATED WILSON STREET ADJACENT TO LOTS 3-6, ALL IN THE ASSESSOR'S REPLAT OF COHN, BING AND SLIMMER'S 1st ADDITION TO THE CITY OF RHINELANDER, LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WI

REGISTER'S OFFICE }
Oneida County, Wis.

Received for Record this 26 day of May 2026 at 3:51 o'clock P M. and recorded in Vol. 29 CSM on page 5071

Ky Jefferson
Register

DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOT 3-10, PART OF LOTS 2 AND 11 IN BLOCK 6, AND THE SOUTH HALF OF THE VACATED WILSON STREET ADJACENT TO LOTS 3-6, ALL IN THE ASSESSOR'S REPLAT OF COHN, BING AND SLIMMER'S 1st ADDITION TO THE CITY OF RHINELANDER, LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WISCONSIN, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 6 OF THE ASSESSOR'S REPLAT OF COHN, BING AND SLIMMER'S 1st ADDITION, MARKED BY A FOUND ONE INCH IRON PIPE AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF NORTH BAIRD AVENUE AND THE NORTH RIGHT OF WAY OF EAST FREDERICK STREET; THENCE ALONG THE NORTH RIGHT OF WAY OF EAST FREDERICK STREET, S 87°36'29" W, 108.33 FEET TO A FOUND TWO INCH IRON PIPE, THE POINT OF BEGINNING.

- THENCE CONTINUING ALONG THE SAID NORTH RIGHT OF WAY OF EAST FREDERICK STREET, S 87°34'16" W, 281.11 FEET TO A SET GEAR SPIKE IN AN ASPHALT DRIVEWAY, BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 6;
- THENCE LEAVING SAID NORTH RIGHT OF WAY OF EAST FREDERICK STREET AND ALONG THE WEST LINE OF LOT 7, BLOCK 6, N 00°01'11" W, 127.98 FEET TO A FOUND 1 3/4 INCH IRON PIPE, BEING THE CORNER COMMON TO LOTS 6 AND 7, BLOCK 6 AND LOTS 1 AND 2 OF BLOCK 5;
- THENCE ALONG THE WEST LINE OF LOT 6 BLOCK 6, N 00°09'22" W, 128.35 FEET TO A FOUND 1 3/4 INCH IRON PIPE, BEING THE CORNER COMMON TO LOT 6, BLOCK 6 AND LOT 1 BLOCK 5;
- THENCE N 00°07'53" W, 29.93 FEET TO A FOUND 1 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF THE VACATED SOUTH HALF OF WILSON STREET;
- THENCE ALONG THE NORTH LINE OF THE VACATED SOUTH HALF OF WILSON STREET, N 87°33'25" E, 270.31 FEET TO A FOUND 1 3/4 INCH IRON PIPE, MARKING THE NORTHEAST CORNER OF THE VACATED SOUTH HALF OF WILSON STREET;
- THENCE S 00°07'59" W, 90.90 FEET TO A FOUND 1 1/4 INCH IRON PIPE;
- THENCE N 88°14'45" E, 11.22 FEET TO A FOUND 1 1/4 INCH IRON PIPE;
- THENCE S 00°04'34" E, 195.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 79,398 SQUARE FEET, OR 1.82 ACRES.

THIS PARCEL IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY, OR ANY OTHER ENCUMBRANCES, RECORDED OR UNRECORDED.

THERE ARE ABOVEGROUND AND UNDERGROUND PUBLIC UTILITIES AFFECTING THIS PARCEL. THEY WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

THE INTENT OF THIS CERTIFIED SURVEY MAP IS TO CLARIFY AND SIMPLIFY THE BOUNDARY DESCRIPTION ON THE CURRENT DEED OF RECORD. NO NEW LOTS ARE CREATED OR COMBINED.

THIS INSTRUMENT HAS BEEN APPROVED BY THE CITY OF RHINELANDER PLANNING COMMISSION.

Christina Zarola 5-22-26
CITY CLERK, CITY OF RHINELANDER DATE

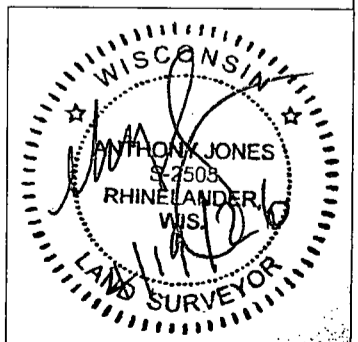
[Signature] 5-22-26
MAYOR, CITY OF RHINELANDER DATE

SURVEYOR'S CERTIFICATE

I, ANTHONY R. JONES, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2508, DO HEREBY CERTIFY THAT I HAVE MADE THIS SURVEY UNDER THE DIRECTION OF SARA CHIAMULERA, ONEIDA COUNTY LAND INFORMATION OFFICE, THAT THIS MAP, IN MY OPINION, IS A TRUE AND CORRECT REPRESENTATION OF THAT SURVEY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER 236 OF THE WISCONSIN STATUTES AND THE CITY OF RHINELANDER ORDINANCES.

NOTES:

- THIS INSTRUMENT HAS BEEN CREATED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE ADDITIONAL EASEMENTS OR BURDENS ASSOCIATED WITH THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- WILSON STREET, A 60 FOOT WIDE PUBLIC RIGHT OF WAY, WAS VACATED BY THE CITY OF RHINELANDER COMMON COUNCIL RESOLUTION, RECORDED ON AUGUST 16, 1945, AS DOCUMENT NUMBER 122996 AND AMENDED ON SEPTEMBER 13, 1945, AS DOCUMENT NUMBER .
- THAT PART OF ONEIDA STREET BETWEEN WILSON ST AND FREDERICK STREET, A 60 FOOT WIDE PUBLIC RIGHT OF WAY, WAS VACATED BY THE CITY OF RHINELANDER COMMON COUNCIL RESOLUTION, RECORDED ON JANUARY 7, 1928, AS DOCUMENT NUMBER 80048.
- THE ALLEY WITHIN THE BOUNDS OF BLOCK SIX, A 16 FOOT WIDE PUBLIC RIGHT OF WAY, WAS VACATED BY THE CITY OF RHINELANDER COMMON COUNCIL RESOLUTION, RECORDED ON JANUARY 7, 1928, AS DOCUMENT NUMBER 80049.
- THERE IS A SHARED ASPHALT DRIVEWAY ALONG THE COMMON LINE BETWEEN LOT 7, BLOCK 6 AND LOT 2, BLOCK 5, ALL IN THE ASSESSOR'S REPLAT OF COHN, BING AND SLIMMER'S 1ST ADDITION. THERE IS NO VERBIAGE IN THE CURRENT DEEDS OF RECORD OF THESE TWO PARCELS TO INDICATE SUCH. IT IS RECOMMENDED THAT A MAINTENANCE AGREEMENT AND EASEMENT BE RECORDED.
- THE WEST LINE OF DOCUMENT No. 598673 AND THE NORTH LINE OF DOCUMENT No. 864010 HAVE BEEN MARKED WITH WOOD LATH ON LINE.

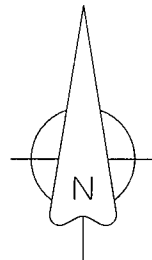
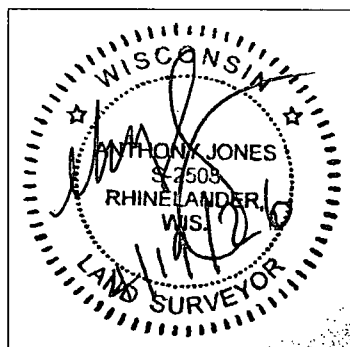


DRAWN BY: ARJ	DATE: 4/19/2026	ONEIDA COUNTY SITE: 209 E. FREDERICK ST RHINELANDER, WI 54501	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON:	DATE: 4/19/2026	PROJECT NUMBER: 2026-102	
SCALE: 1"=60'	SHEET: 1/2		

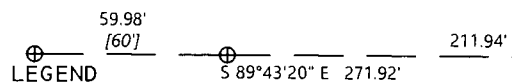
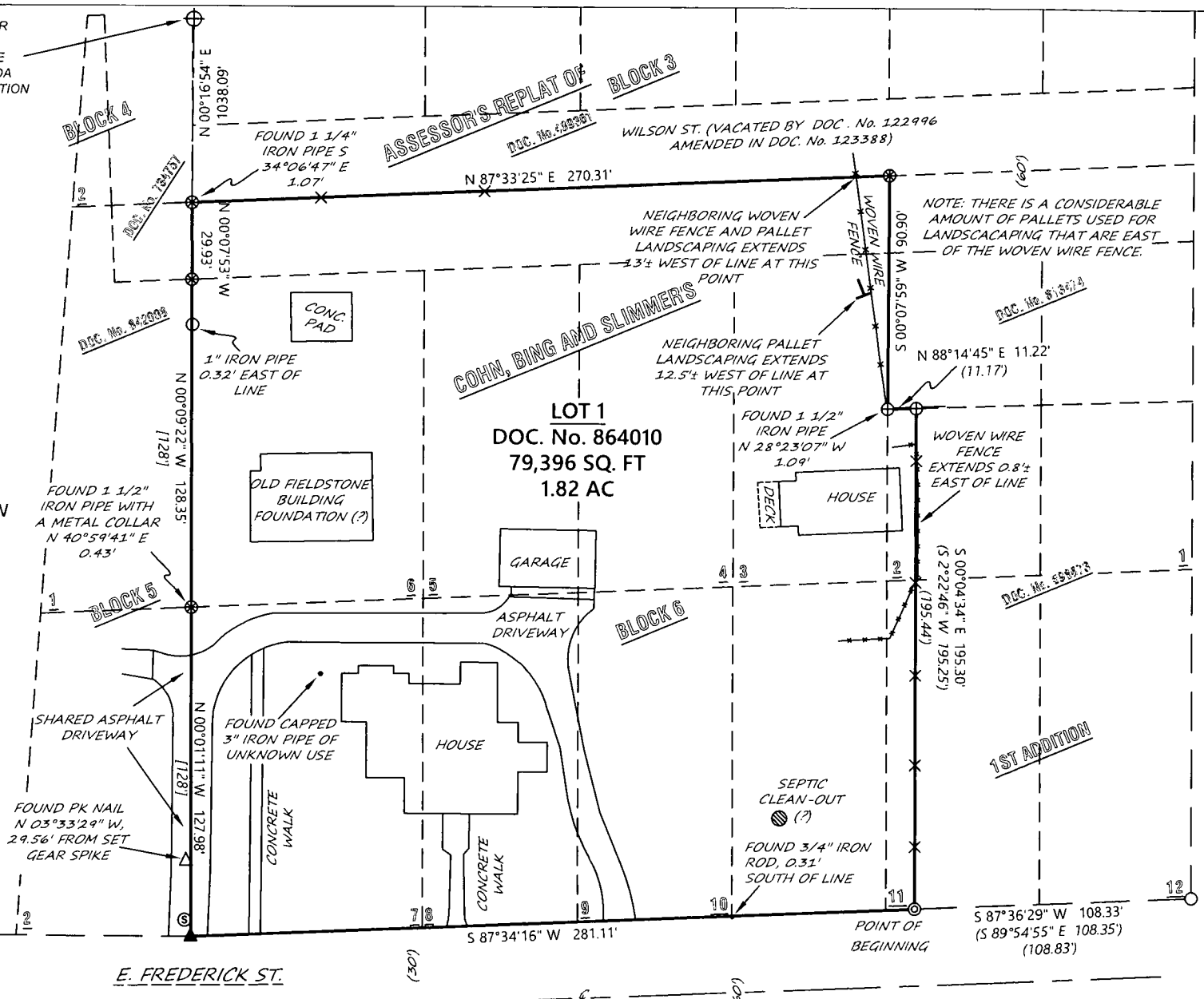
ONEIDA COUNTY CERTIFIED SURVEY MAP No. 5871

ALL OF LOTS 3-10, PART OF LOTS 2 AND 11 IN BLOCK 6 AND THE SOUTH HALF OF THE VACATED WILSON STREET ADJACENT TO LOTS 3-6, ALL IN THE ASSESSOR'S REPLAT OF COHN, BING AND SLIMMERS'S 1st ADDITION TO THE CITY OF RHINELANDER, LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 EAST, CITY OF RHINELANDER, ONEIDA COUNTY, WI

NORTH BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM (WISCORS 2012) AND THE NORTH RIGHT OF WAY OF EAST FREDERICK STREET, MEASURED AS: S 87°34'16" W

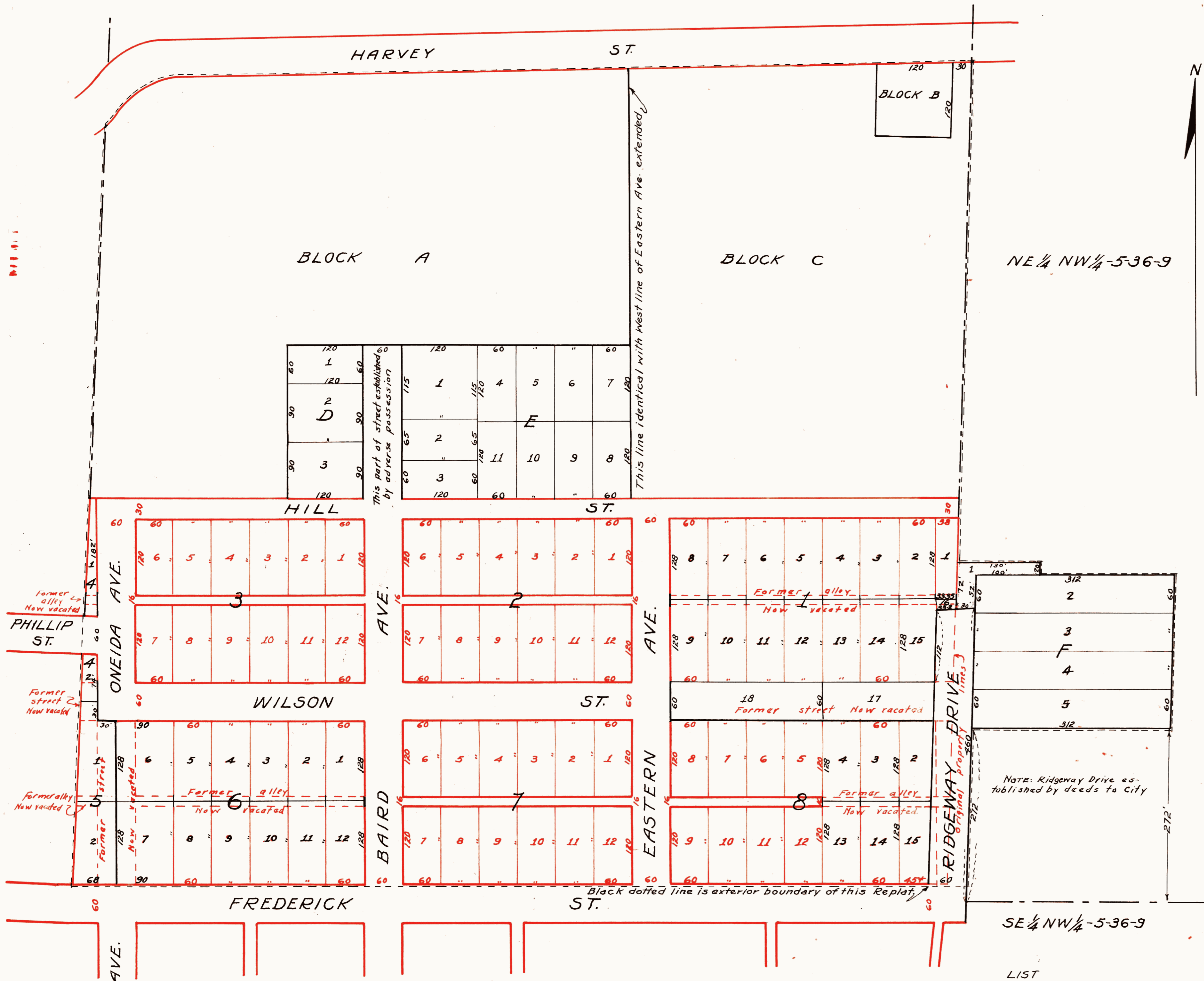


NORTHWEST CORNER SEC. 5-36-09
2" CAPPED IRON PIPE
LOCATION PER ONEIDA COUNTY LAND INFORMATION GIS DATA



- LEGEND**
- ▲ SET GEAR SPIKE IN ASPHALT DRIVE
 - FOUND 1" IRON PIPE
 - ⊕ FOUND 1 1/4" IRON PIPE
 - ⊗ FOUND 1 3/4" IRON PIPE
 - ⊙ FOUND 2" IRON PIPE
 - × WOOD LATH SET ON LINE
 - ⊙ SANITARY MANHOLE
 - (XXX) PREVIOUS DIMENSIONS
 - [XXX] ASSESSOR'S REPLAT DIMENSIONS

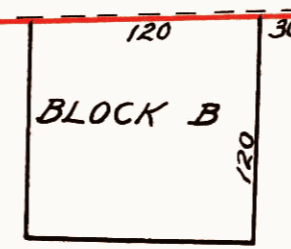
DRAWN BY: ARJ	DATE: 4/19/2026	ONEIDA COUNTY SITE: 209 E. FREDERICK ST RHINELANDER, WI 54501	A.R. JONES LAND SURVEYING, LLC 2788 SCHWARZ RD. RHINELANDER, WI 54501 715.894.7231 arjsurvey@charter.net
FIELD WORK COMPLETED ON:	DATE: 4/19/2026		
SCALE: 1"=60'	SHEET: 2/2	PROJECT NUMBER: 2026-102	



Red lines indicate original subdivision.
Black lines indicate new subdivision.
* This sign indicates dimension is approximate or more or less than distance shown.
Note: Vacated streets and alleys have been added to abutting property.

SCALE: 1" = 100'

ASSESSOR'S REPLAT OF COHN, BING & SLIMMER'S 1st ADDITION.
LOCATED IN N 1/2 OF NW 1/4 5-36-9



- LIST
All of Block A
" " " B
" " " C
" " " D
" " " E
" " " F
" " " 1
" " " 4
" " " 5
" " " 6
Lots 2-4 " 8
" 13-15 " 8
See Engineer's Certificate

ENGINEER'S CERTIFICATE
STATE OF WISCONSIN)
County of Oneida) ss

I, T.M. Wardwell, Registered Engineer, hereby certify that the accompanying Assessor's Replat of Cohn, Bing & Slimmer's 1st Addition to the City of Rhinelander, has been prepared under the provisions of Section 70.27, Wisconsin Statutes of 1943 and by authorization of the Common Council of the City of Rhinelander for the purpose of eliminating metes and bounds descriptions of unplatted areas adjacent to or within said addition, or of any other areas within the City and it is further certified that for purposes of assessment, taxation and conveyance it shall be deemed a sufficient description of any land as it appears on said Assessor's Replat as provided by said Statutes. I further certify that the accompanying "LIST" enumerates all the lands affected by this Replat.

T.M. Wardwell
Registered Engineer.
Sworn to and subscribed before me this 6th day of April 1945.
A.W. Steiner
Notary Public, Oneida Co., Wis.
My commission expires Oct. 19, 1947.

AUTHORIZATION OF COMMON COUNCIL
of the City of Rhinelander, Wis.
By resolution adopted by the Common Council on the 14th day of August, 1944, T.M. Wardwell, City Manager and Registered Engineer, was authorized to prepare a series of Assessor's Replats in accordance with the provisions of Section 70.27, Wisconsin Statutes of 1943, of such areas within the City that need to be replatted in order to eliminate metes and bounds descriptions and that said plats as prepared were formally approved and ordered to be recorded in the office of the Register of Deeds of Oneida County.
I, Mabel Carr, City Clerk of the City of Rhinelander, hereby certify that the foregoing resolution was regularly adopted at a regular meeting of the Common Council held on the 14th day of August, 1944.

Attest T.M. Wardwell City Manager.
Mabel Carr City Clerk.
Sworn to and subscribed before me this 6th day of April 1945.
A.W. Steiner
Notary Public, Oneida Co., Wis.
My commission expires Oct. 19, 1947.

See Vol. 312 of Records on Page 250
For Resolution to Vacate
Thomas M. Leighton, R.O.D.

REGISTER'S OFFICE
Oneida County, Wis.
Received for Record the 29th day of June A.D. 1945 at 9:00 o'clock A.M. and recorded in Vol. 312 of Plats on page 46.
Agnes Durago
Register

Fee: \$ 26.20

2024 Property Record | Oneida County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 8/6/2025 11:34:46 AM*

Owner Address	
MINASSI , NICHOLAS T 4685 YERBA SANTA DRIVE SAN DIEGO, CA 92115-	

Owner
NICHOLAS T MINASSI

Property Information	
<u>Parcel ID:</u>	RH-1327
<u>Document #</u>	804779
<u>Tax Districts:</u>	
RHINELANDER SCHOOL DISTRICT	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
Doc 804779/795989 COHN, BING & SLIMMER ADD ASS'ORS REPLAT BLK 6 LOTS 3-10 & W 11.16' LOT 11 & W 11.16' OF S68' LOT 2 & ABUT 1/2 VAC WILSON ST SEE DOC 795989 & 804779 FOR OWNERSHIP	
<u>Municipality:</u>	276-CITY OF RHINELANDER
<u>Property Address:</u>	209 E FREDERICK ST 213 E FREDERICK ST

Tax Information		Print Tax Bill
<u>Installment</u>		<u>Amount</u>
<u>First:</u>		4,152.45
<u>Second:</u>		3,063.00
<u>Third:</u>		0.00
<u>Total Tax Due:</u>		7,215.45
<u>Base Tax:</u>		6,193.80
<u>Special Assessment:</u>		1,089.29
<u>Lottery Credit:</u>		0.00
<u>First Dollar Credit:</u>		67.64
<u>Amount Paid:</u>		0.00
<u>(View payment history info below)</u>		
<u>Current Balance Due:</u>		7,215.45
<u>Interest:</u>		757.63
<u>Total Due:</u>		7,973.08

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	1.90	\$105,800	\$169,800	\$275,600
	1.90	\$105,800	\$169,800	\$275,600
<u>Assessment Ratio:</u>			0.7102656260	
<u>Fair Market Value:</u>			388100.00	

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
SC10	WEED CONTROL	217.34
SC11	SNOW REMOVAL, PLOWING	165.75
DU1	DELINQUENT WATER	111.08
DU1	DELINQUENT WATER	595.12
		1089.29

*No data found for Payment History in 2024

2024 Property Record | Oneida County, WI

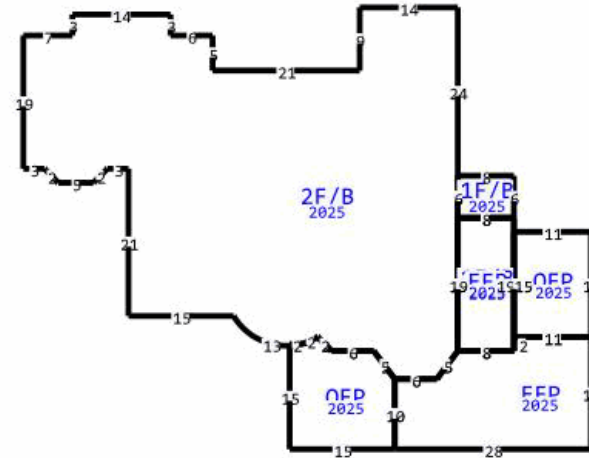
Assessed values not finalized until after Board of Review
Property information is valid as of 8/6/2025 11:34:46 AM

Delinquent Tax Summary				
<u>Year</u>	<u>Balance</u>	<u>Int. + Pen.</u>	<u>Add. Fee</u>	<u>Total Due</u>
2020	6969.24	5749.63	1095.00	13813.87
2021	6040.71	3896.26	0.00	9936.97
2022	6057.22	2816.61	0.00	8873.83
2023	7138.44	2034.46	0.00	9172.90
2024	7215.45	757.63	0.00	7973.08

Interest calculated as of Aug 2025

[Calculate Interest](#)

*No data found for Payment History in 2024



Building Data			
Tax Classification	Commercial	Additional Fixtures	NO
Building Number/Section	2 - 1	Hot Tub	NO
Building Style	Duplex	Plumbing Rough In	NO
Quality/Grade	B	Family Rooms	NO
Year Built	1890	Other Rooms	NO
Effective Year Built	1890	Masonry Fireplace Stacks	NO
Class/Const	FRAME	Masonry Fireplace Openings	NO
Overall Condition (CDU)	Fair	Masonry Additional Stories	NO
Occupancy (Use)	2 Family	Metal Fireplace Stacks	NO
Apart/Living Units	2	Metal Fireplace Openings	NO
Stories	2.5 story	Metal Additional Stories	NO
Roof Type	Asphalt shingles	Gas Fireplace Openings	NO
Basement Type	Not Specified	Equipment Rating	Average
Exterior Wall	Wood	Kitchen Rating	Average
Masonry Adjustment SF	0	Bath Rating	Average
Shed Dormer LF	0	Interior Rating	Average
Gable Dormer LF	0	Exterior Rating	Average
Heating	Gas, hot water	Rec Room Rating	No Code
Air Conditioning	No A/C		
Bedrooms	6		
Bath-Full	4		
Bath-Half	0		
Whirlpool	0		

Building Area					
Living Area	Sq. Ft.	Other Area	Sq. Ft.	Attachment Area	Sq. Ft.
First Floor Area	2,546	Unfinished Attic Area	0	Enclosed frame porch, first floor	536
Second Floor Area	2,346	Unfinished Area	0	Open frame porch, first floor	376
Third Floor Area	0	Basement Area	2,546		
Half Floor Area	0	Crawlspace Area	0		
Finished Attic Area	0	Finished Basement Area (FBLA)	0		
		Rec Room Area	0		
Total Above Grade Living Area	4,892	Total Sq. Ft. Living Area (SFLA)	4,892		

2025 Assessment Year **City of Rhinelander, Oneida County (2025 Assessment Year)** **Property Records**



Current Owner	
NICHOLAS T MINASSI	
15600 364TH ST	
MCGREGOR MN 55760	

Districts	
Oneida County	Oneida County
Rhinelande	City of Rhinelander
Other 1	Other 1 1
School	Rhinelande 4781
Voc/Tech College	VTECH-1600

General Information	
Parcel Number:	1327
Alternate ID:	RH-1327
Neighborhood:	Commercial
Neighborhood Group:	Manufacturing
SANITARY	Sewer
TRAFFIC	Light
WATER	City water

Total Acreage:	1.90
Total Sq. Ft.:	82,677
Actual Frontage:	
Effective Frontage:	292
Effective Depth:	284
Water Influence:	None
Water Desirability:	None

*Legal Description		
DOC 804779/795989 COHN, BING & SLIMMER ADD ASS'ORS REPLAT BLK 6 LOTS 3-10 & W 11.16' LOT 11 & W 11.16' OF S68' LOT 2 & ABUT 1/2 VAC WILSON ST SEE DOC 795989 & 804779 FOR OWNERSHIP		
*This legal description may be abbreviated and is for assessment purposes only.		
Section:	05	Township:
		36
Range:	09E	
Subdivision:	Block:	Lot / Unit:

Inspection Data		
Date	User	Type

Property Sales / Ownership History						
Sale Date	Sale Price	Sale Typ	Validity	Document #	Deed Type	Grantor
4/22/2020	\$353,050		5 - Not a market sale	804779	3 - Quit claim	Minassi Karen Jean Minassi A
8/1/2019	\$275,600		5 - Not a market sale	795989	16 - Other (see comment)	Karen Jean Minassi Trust Dated April 17, 2008
11/7/2013	\$467,900		5 - Not a market sale	733939	3 - Quit claim	Minassi A/K/A Karen Minassi Karen J
3/30/2012	\$255,000			713109	16 - Other (see comment)	Hibbard Survivor's Living Trust Dated March 27, 2001 an

Summary of 2025 Assessment Year Values					
Tax Classification	Code	Acres	Land	Improvement	Total
Commercial	2	1.898	\$105,800	\$169,800	\$275,600
Total Real Estate - All Columns:		1.898	\$105,800	\$169,800	\$275,600

Assessment Value History					
Year	Code	Acres	Land	Improvement	Total
2024	2	1.900	\$105,800	\$169,800	\$275,600
	Totals	1.900	\$105,800	\$169,800	\$275,600
2023	2	1.900	\$105,800	\$169,800	\$275,600
	Totals	1.900	\$105,800	\$169,800	\$275,600
2022	2	1.900	\$105,800	\$169,800	\$275,600
	Totals	1.900	\$105,800	\$169,800	\$275,600

Special Tax Programs (MFL/PFC) and Exempt					
Tax Classification	Code	Acres	Land	Improvement	Total

Permit Information				
Issued Date	Number	Amount	Status	Purpose/Description
6/21/2023	EG-2023-18	\$0	COMPLETED	Cutting off gas
4/23/2012	BP2012-26	\$24,000	COMPLETED	Tear Off & ReRoof with Repair
10/17/2011	BP-189	\$6,000	COMPLETED	Repair Roof
2/7/2011	EL-011	\$700	COMPLETED	Heat

2025 Assessment Year

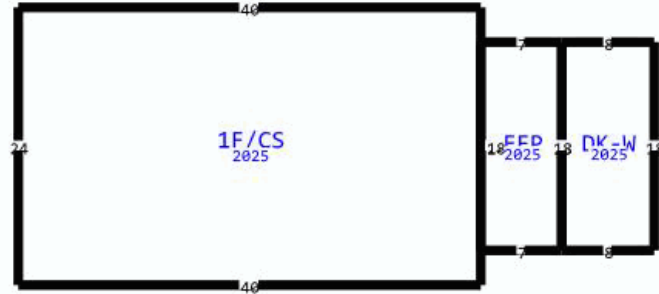
City of Rhinelander, Oneida County (2025 Assessment Year)

Property Records

Land Information										
Land Line	Tax Classification	MAR Subclass	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	Unit Rate	Land Value
1	Commercial		1.898	82,677	292	284	SQUARE FEET	82,692.000	3.20	\$105,800
Total All Columns:			1.898	82,677						Total All Columns: \$105,800

Other Building Improvements (OBI)											
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Width	Length	Height	Units	OBI Value
4	Commercial	Garage	Detached, frame or cb	0	C	Average	37	22	8	814	\$8,500
Total Columns:											\$8,500

Extra Features (XF)												
XF #	Tax Class	Code	Alt. Description	Assoc. Bldg	Year Built	Grade	Condition	Width	Length	Height	Units	XF Value
Total Columns:												

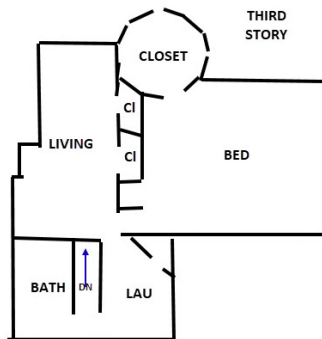
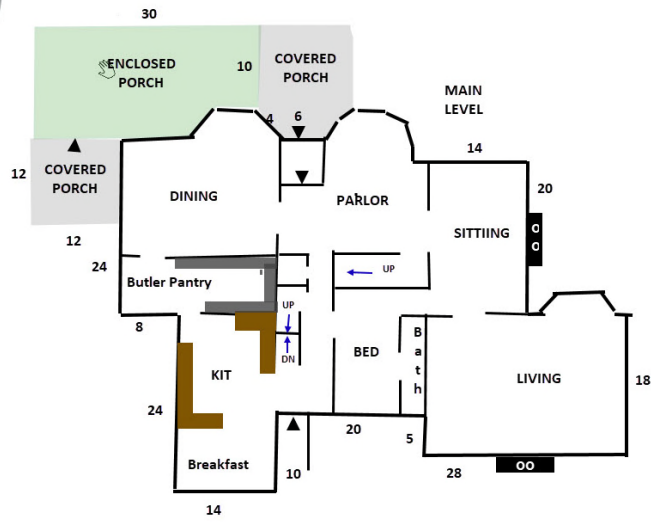


Building Data			
Tax Classification	Commercial	Additional Fixtures	NO
Building Number/Section	1 - 1	Hot Tub	NO
Building Style	Ranch (Pre 1950)	Plumbing Rough In	NO
Quality/Grade	C-	Family Rooms	NO
Year Built	1920	Other Rooms	NO
Effective Year Built	1920	Masonry Fireplace Stacks	NO
Class/Const	FRAME	Masonry Fireplace Openings	NO
Overall Condition (CDU)	Fair	Masonry Additional Stories	NO
Occupancy (Use)	Single Family	Metal Fireplace Stacks	NO
Apart/Living Units	1	Metal Fireplace Openings	NO
Stories	1 story	Metal Additional Stories	NO
Roof Type	Asphalt shingles	Gas Fireplace Openings	NO
Basement Type	Not Specified	Equipment Rating	Average
Exterior Wall	Wood	Kitchen Rating	Average
Masonry Adjustment SF	0	Bath Rating	Average
Shed Dormer LF	0	Interior Rating	Average
Gable Dormer LF	0	Exterior Rating	Average
Heating	Gas, forced air	Rec Room Rating	No Code
Air Conditioning	No A/C	Percent Adjustment	-NO
Bedrooms	2		
Bath-Full	1		
Bath-Half	0		
Whirlpool	0		

Building Area					
Living Area	Sq. Ft.	Other Area	Sq. Ft.	Attachment Area	Sq. Ft.
First Floor Area	960	Unfinished Attic Area	0	Deck, wood	144
Second Floor Area	0	Unfinished Area	0	Enclosed frame porch, first floor	126
Third Floor Area	0	Basement Area	0		
Half Floor Area	0	Crawlspace Area	960		
Finished Attic Area	0	Finished Basement Area (FBLA)	0		
		Rec Room Area	0		
Total Above Grade Living Area	960	Total Sq. Ft. Living Area (SFLA)	960		

Building Schematic

(approximate - for illustrative purposes only)



Property Photos



Front views



East side view

East and partial north side view



Rear (north side) view



West side view

Property Photos



View east on Frederick Street past subject



View into drive corridor serving property



Undeveloped yard area/ green space views



Enclosed porch view



Entry and parlor view

Property Photos



Main Stairwell



Dining room



Kitchen views



Sitting Room

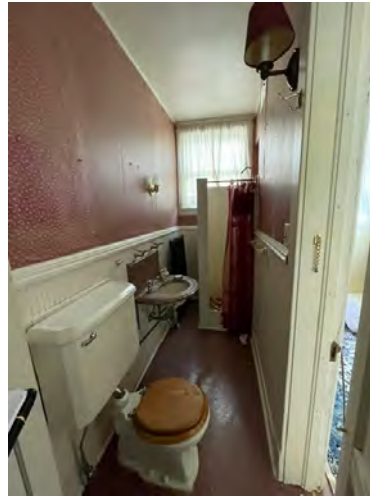


Living Room

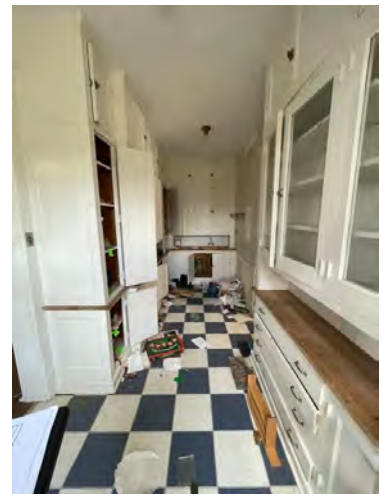
Property Photos



Main level bedroom



Bath off main level bedroom



Butler pantry area



2nd story turret bedroom



2nd story bedroom #3

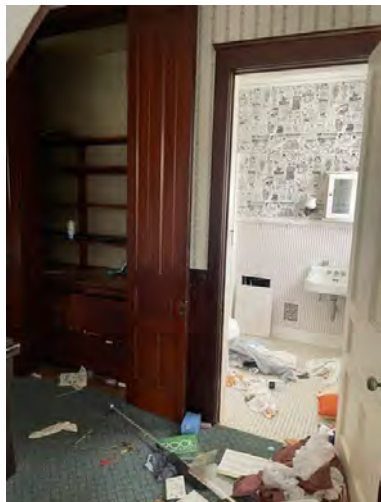


Large 2nd story bedroom



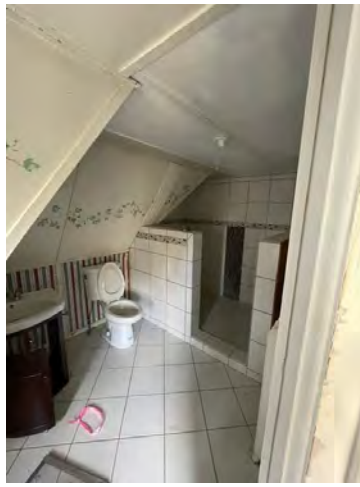
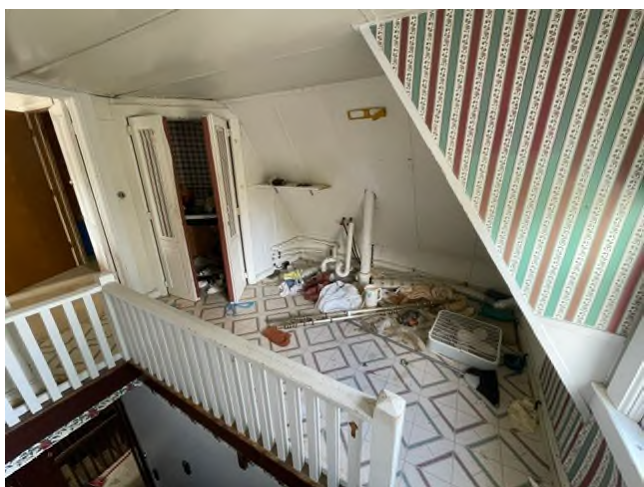
2nd story enclosed porch

Property Photos



Second story bath rooms

Third story living quarters photos



Deferred Maintenance Images



Views of typical siding damage, or siding, windows, and trim needing scraping and painting.



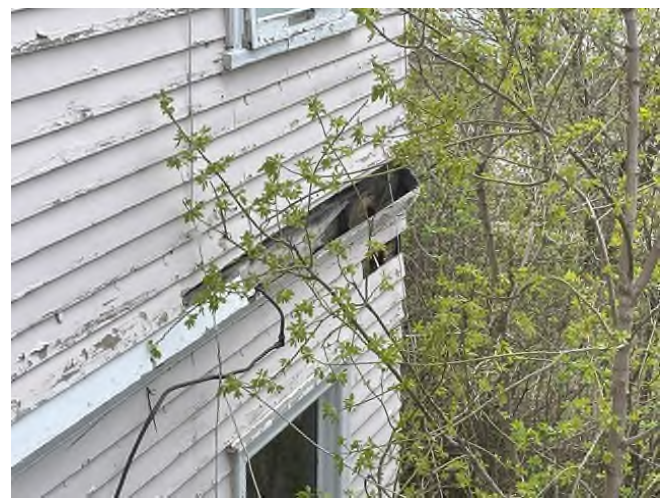
Foundation settlement & damaged band board



Deteriorated siding and band board



Deteriorated chimney, part missing



Missing siding - moisture vector and vermin access point

Deferred Maintenance Images



Settlement area



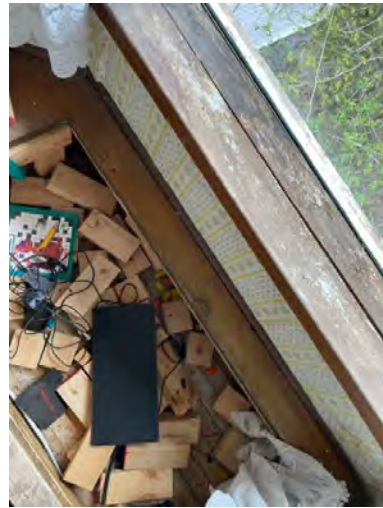
Exterior window - missing paint



Window decay



Chewed window frames from past rodent presence



Bay window damage - large 2nd story bedroom



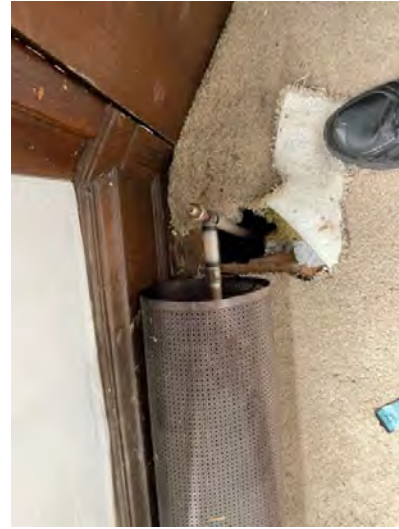
Front porch deterioration



Deferred Maintenance Images



Usable part of service panel removed -
Note rust from high humidity



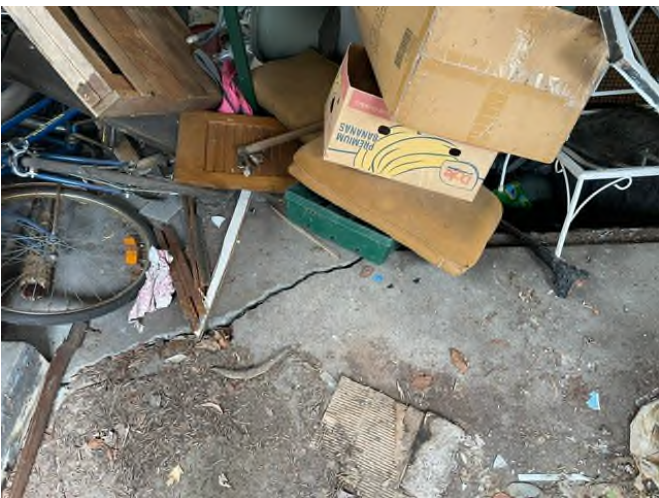
Floor hole at heat run location were a
cast iron radiator previously existed.



Severe garage damage



Holes in garage roof



Meaningful settlement in garage



Garage debris

Photos of Dilapidated Small Residence



APPRAISAL REPORT

ENVIRONMENTAL ISSUES:



Views of old boiler



Asbestos wrapped pipes



Old fuel oil tank in basement