

51-1

51.83'

H-52

92.78'

168.49'

188.73'

164.35'

4

RH-52-1

91.39'

Thayer St

RH-38

RH-39

6

RH-39-1

60'

7

RH-40

60'

5

RH-38-1

8

RH-41

4

9

RH-42

3

RH-35

10

RH-43

2

60'

11

RH-44

RH-34-2

8'

1

RH-34

150'

12

RH-45

150'

150'



Alban St

RH-434

12

80'

RH-434-1

60'

11

50'

10'

RH-433

10

RH-432

9

RH-431

8

RH-430

140.00'

140.00'

7

RH-429-1

140'

1

F

2

F

3

BL

4

F

5

F

6

F

W Phillip St

RH-61-1

RH-60-1

6

RH-60

7

150'

RH-61

60'

RH-59-1

DL 22

30'

RH-435-1

7

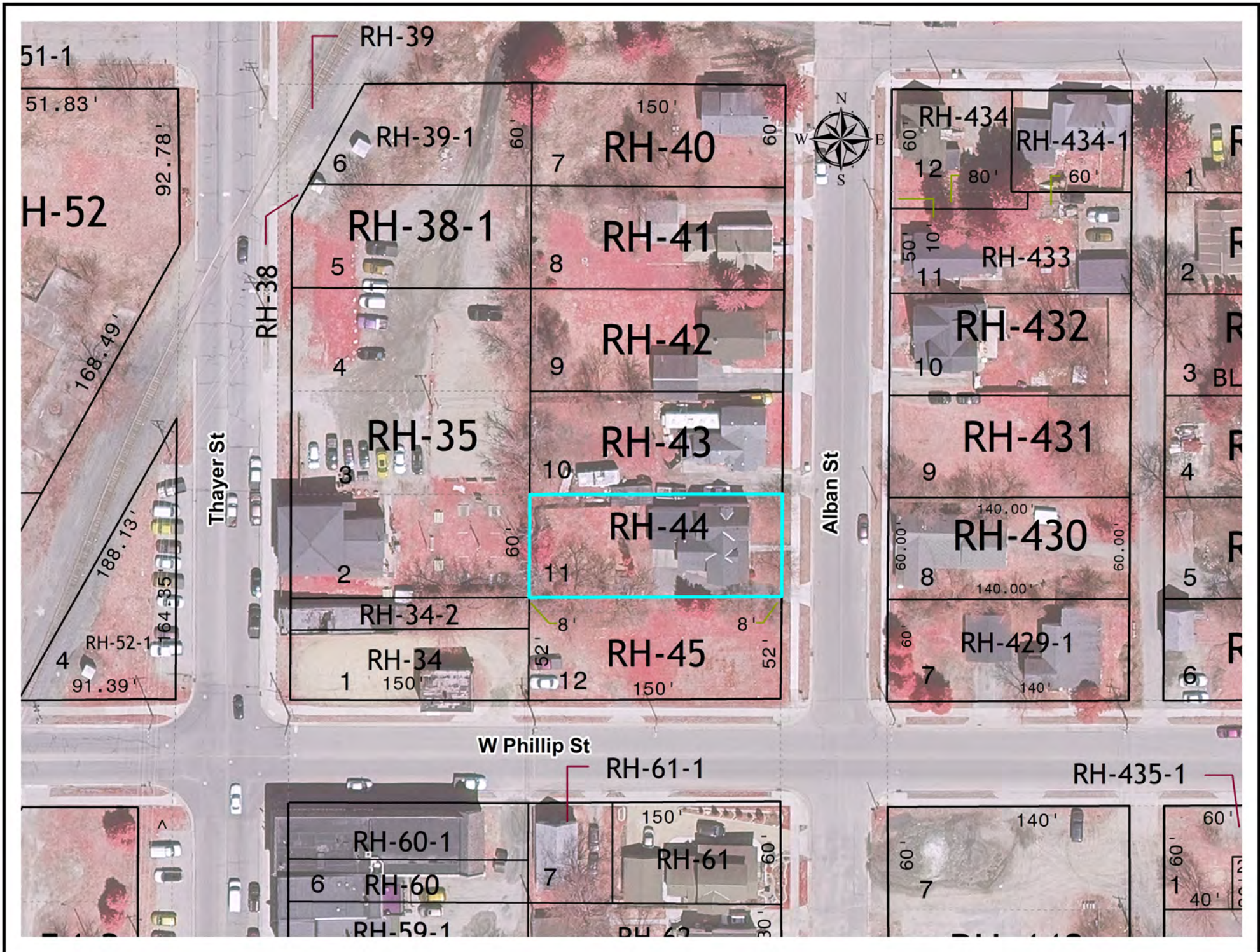
140'

1

60'

40'

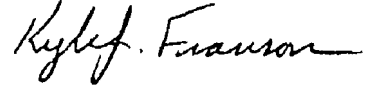
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State Bar of Wisconsin Form 5-2003
PERSONAL REPRESENTATIVE'S DEED

DOC# 842757

Recorded on
May 4, 2023 10:32 AM



KYLE J FRANSON
REGISTER OF DEEDS
ONEIDA COUNTY, WI
Fee Amount: \$30.00
Fee Exempt: 77.25(11)
Pages: 1

Document Number

Document Name

THIS DEED, made between Mark R. Miller

as Personal Representative of the estate of Alfred J. Apfel

("Decedent"),

("Grantor," whether one or more), and The Estate of Linda Apfel

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Oneida County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot Eleven (11) of Block Four (4) of the Original Plat of the Village (now city) of Rhinelander, according to the recorded plat thereof.

Recording Area

Name and Return Address

Hougum Law Firm, LLC
305 S. 18th Avenue, Suite 200
P.O. Box 1516
Wausau, WI 54402-1516

RH-44

Parcel Identification Number (PIN)

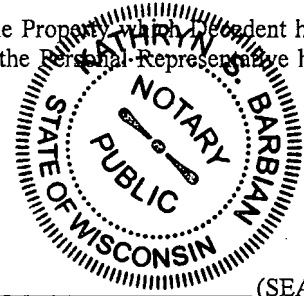
This is _____ homestead property.
(is) (is not)

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated 4-24-2023

PERSONAL REPRESENTATIVE:

(SEAL) Mark R. Miller (SEAL)
* _____
* Mark R. Miller



AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Sarah J. Reed
Hougum Law Firm, LLC

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
ONEIDA COUNTY)

Personally came before me on 4/24/23,
the above-named Mark R. Miller

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Kathryn S. Barbrian
* Kathryn S. Barbrian
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/20/27)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PERSONAL REPRESENTATIVE'S DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 5-2003

* Type name below signatures.

WITNESSES

CERTIFICATE

State of Wisconsin
County of Lincoln

George A. Young Surveyor do hereby certify that I have surveyed and mapped all that part of Lot Number One (1) of Section Six (6) of Township Thirty one (31) North of Range Thirtieth (30) East which lies west of a line commencing 87 feet west of the South-west corner of the North East of North East quarter of said Section Six (6) running thence Northwesterly 122 1/2 feet to the Section Line at a point 145 feet west of the North West corner of said NE 1/4 of NE. Also all of Lot Two (2) of Section Six (6) aforesaid also all that part of Lot One (1) of Section Twenty one (21) of Township Number Thirty Seven (37) North of Range Thirtieth (30) East which lies Westward and Northward of a line commencing at the South East corner of a point 12 feet west of the NE corner of the NE 1/4 of NE of Section Six (6) above named running thence Northwesterly 10 1/2 feet to the North East corner of said NE 1/4 of NE. Also all of Lot Two (2) of Section Twenty one (21) of Township Number Thirty Seven (37) North of Range Thirtieth (30) East which lies Westward and Northward of a line commencing at the South East corner of a point 12 feet west of the NE corner of the NE 1/4 of NE of Section Six (6) above named running thence Northwesterly 10 1/2 feet to the North East corner of said NE 1/4 of NE. Also all that part of Lot Three (3) of said Section 21.

That I have made true survey and map by direction of E. D. Brown, T. W. Anderson, W. E. Brown and G. W. Brown owners of said tract that said map is a correct representation of all the actual boundaries of the land surveyed and of the adjacent streets made that in surveying and mapping the same I have fully complied with the provisions of the 10th of the Revised Statutes.

Dated October 10th 1882
George A. Young
Surveyor.

CERTIFICATE

State of Wisconsin
County of Lincoln

We E. D. Brown, T. W. Anderson, W. E. Brown and G. W. Brown do hereby certify that I have caused the land described in the certificate of George A. Young on the back of this map as being owned by us to be surveyed and mapped as represented on the annexed map.

In witness whereof we have hereunto set our hands and seals the 10th day of October 1882.

In presence of
G. O. Traeger
D. H. Stevens

W. E. Brown (S.S.)
E. D. Brown (S.S.)
G. W. Brown (S.S.)
T. W. Anderson (S.S.)

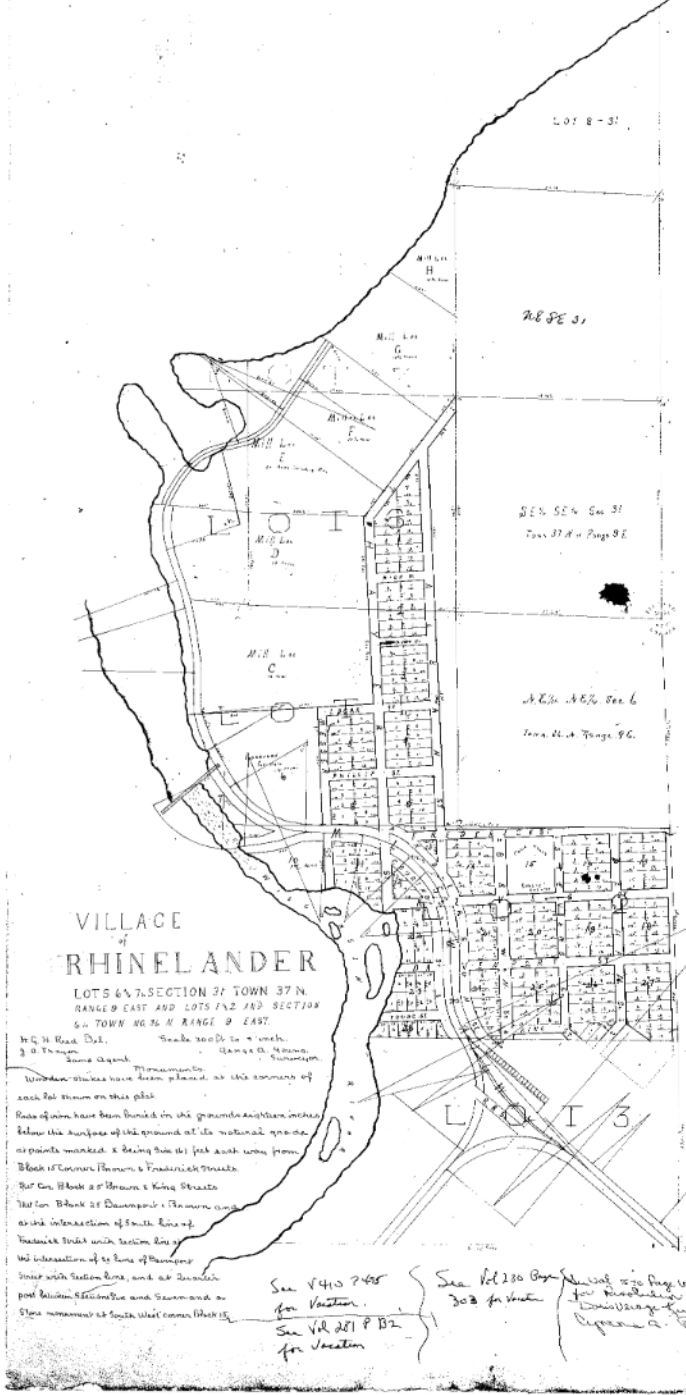
By W. E. Brown
attorney in fact

State of Wisconsin
County of Lincoln

Personally appeared W. E. Brown above named is well known to be the person who for himself and as the attorney in fact of E. D. Brown, G. W. Brown and T. W. Anderson and who executed the foregoing instrument and acknowledges that he executed the same as the act and deed of himself and E. D. Brown, G. W. Brown and T. W. Anderson the parties therein named.

Dated October 10th 1882.
G. O. Traeger
Notary Public
State of Wisconsin

Recorded in record book 32 at 4175.
G. E. McLaughlin, Register
in Charles Jeffrey County



VILLAGE
OF
RHINELANDER
LOTS 1 & 2 SECTION 31 TOWN 37 N
RANGE 30 E AND LOTS 1 & 2 SECTION
6 TOWN 37 N RANGE 30 E

1/4 Sec 31 Road Dist. Secs 30 & 31 to 4 miles
3/4 Sec 31 same as above
Wooden stakes have been placed at the corners of each lot shown on this plat
Lines of iron have been buried in the ground in certain places below the surface of the ground at its natural grade at points marked X being two (2) feet apart every 100 feet
Block 15 Corner Brown & Franklin Streets
Block 16 Block 21 Brown & King Streets
Water Block 21 Brown & Brown and
at the intersection of South line of
Franklin Street with section line
No intersection of 1/2 line of Brown
with section line and at corner
post Brown, Stevens and Brown and a
stone monument at South West corner thereof

See Vol 245
for location
See Vol 281 P 82
for location

See Vol 230
for location

See Vol 270 Page 195
for Rhinelander
Township
Map

2023 Property Record | Oneida County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 12/8/2023 9:22:24 AM*

Owner Address	
APFEL ESTATE , LINDA 5127 PIONEER ST RHINELANDER, WI 54501	

Owner
LINDA APFEL ESTATE

Property Information	
<u>Parcel ID:</u>	RH-44
<u>Document #</u>	842757
<u>Tax Districts:</u>	
RHINELANDER SCHOOL DISTRICT	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
Doc 842757/345624 LOT 11 BLK 4 ORIG PLAT	
<u>Municipality:</u>	276-CITY OF RHINELANDER
<u>Property Address:</u>	309 ALBAN ST

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	805.88	
<u>Second:</u>	744.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	1,549.88	
<u>Base Tax:</u>	1,555.27	
<u>Special Assessment:</u>	60.32	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	65.71	
<u>Amount Paid:</u> <i>(View payment history info below)</i>	0.00	
<u>Current Balance Due:</u>	1,549.88	
<u>Interest:</u>	0.00	
<u>Total Due:</u>	1,549.88	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
1	0.20	\$8,100	\$63,600	\$71,700
	0.20	\$8,100	\$63,600	\$71,700
<u>Assessment Ratio:</u>			0.7470765250	
<u>Fair Market Value:</u>			95900.00	

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
DU1	DELINQUENT WATER	60.32
		60.32

Delinquent Tax Summary				
<u>Year</u>	<u>Balance</u>	<u>Int. + Pen.</u>	<u>Add. Fee</u>	<u>Total Due</u>
2018	1474.90	1305.29	925.00	3705.19
2019	1490.46	1050.78	0.00	2541.24
2020	2053.26	1077.96	0.00	3131.22
2021	1888.95	651.69	0.00	2540.64
2022	1449.66	239.19	0.00	1688.85
Interest calculated as of Dec 2023				
Calculate Interest				

*No data found for Payment History in 2023

2023 Property Records for City of Rhinelander, Oneida County

December 8, 2023

Tax key number: RH-0044

Property address: 309 Alban St

Traffic / water / sanitary: / City water / Sewer

Legal description: Doc 345624/400-356 LOT 11 BLK 4 ORIG. PLAT

Summary of Assessment	
Land	\$8,100
Improvements	\$63,600
Total value	\$71,700

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	60	150	8,843	0.203	None	Residential		\$8,100

Residential Building			
Year built:	1895	Full basement:	
Year remodeled:	1895	Crawl space:	1,199 SF
Stories:	2 story	Rec room (rating):	
Style:	Res Old Style	Fin bsmt living area:	
Use:	Single family	First floor:	1,199 SF
Exterior wall:	Alum/vinyl	Second floor:	499 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, forced air	Unfinished attic:	
Cooling:	No A/C	Unfinished area:	
Bedrooms:	4	Open porch	44 SF
Family rooms:		Enclosed porch	163 SF
Baths:	1 full, 0 half	Garage	567 SF
Other rooms:	3	Patio	205 SF
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:		Grade:	C
Bsmt garage:		Condition:	Average
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	100%



Total living area is 1,698 SF; building assessed value is n/a

Other Improvements		
Tax Class	Description	Assess Value
Residential	Building value per county records	\$63,600

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed

Sales History		
Date	Price	Type
4/24/2023	\$80,200	Not a market sale



Summary of Transaction Screen Assessment

To: Kris Ostermann and Tara Ostermann, Oneida County, Wisconsin
From: Erica Klingfus and Angeline Dannecker, MSA Professional Services, Duluth, Minnesota
Parcel: RH-44, Alfred Apfel
Date: 06/21/2023

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 data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This parcel is located at 309 Alban Street in Rhinelander, Wisconsin. It contains a single-family residential structure with an attached garage. The property appeared to be well-kept with minimal debris observed. There were no signs of dumping or other environmental issues noted.
- The database search did not contain information on the property.

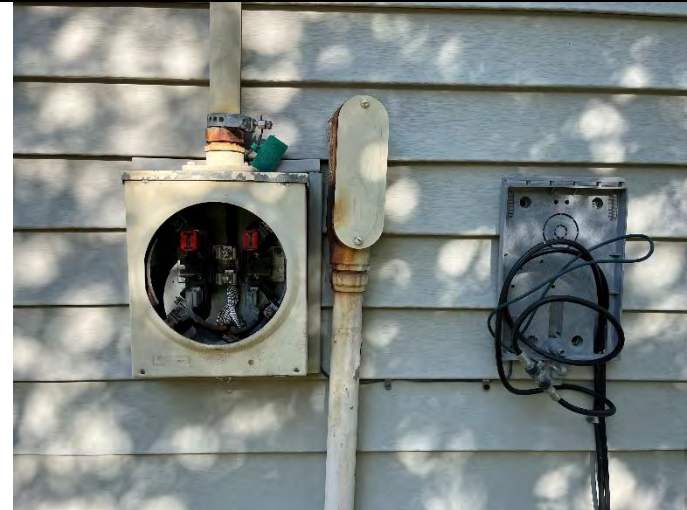
The TSA did not identify environmental conditions that would constitute a potential environmental concern.



Front walk of property.



Pipe sticking up in front of house.



Electric box on front of house.



Front of house.



Drain coming out of front of house.



Corner of house.



Side of house.



Fenced in backyard.



Side of house.



Driveway for parcel.



Box on side of house.



Back corner of house.



Backyard debris.



Cement slab in backyard.



Debris pile in backyard.



Garage for residential property.



Backyard of property.



Plastic drum used for storage.



Plastic drum label.