

RH-797

RH-796

RH-802

RH-786

RH-794

RH-795

RH-783

CSM 2926
RH-824

RH-793

RH-806

RH-782

CSM 2926
RH-825

RH-791

RH-790

RH-789

RH-780

RH-781

Eagle St

Pinos St

N Stevens St

Bryant St

W Pearl St



10

12

9

13

8

14

7

15

7

6

16

6

5

17

5

3

120'

18 60'

4

324.10'

5.31'

11.18'

101.69'

80.00'

269.42'

110'

60'

120'

60'

35'

115'

85'

5'

3

60'

120'

35'

115'

85'

2

1.00'

250'

331.51'

118.4' +/-

120'

95.4' 5'

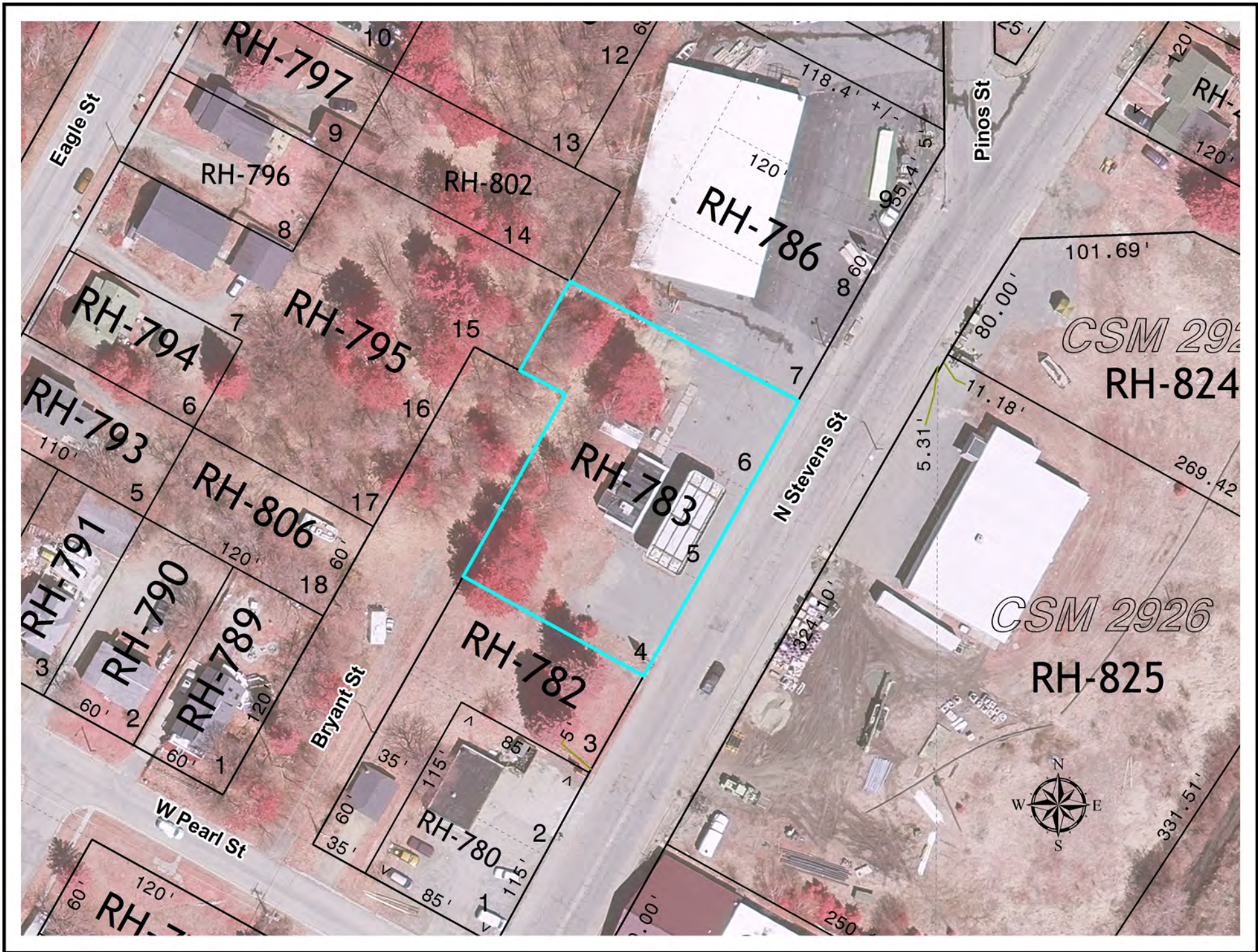
8 60'

25'

120'

RH-785

120'



STATE BAR OF WISCONSIN FORM 1 - 2000
WARRANTY DEED

Document Number

Thomas H. Leighton

This Deed, made between ABP Properties LLC, a Wisconsin limited liability company, Grantor, and Euro-American Realty Investors, Inc an Iowa corporation, Grantee

THOMAS H LEIGHTON
RECEIVED

ONEIDA COUNTY, WI

Fee Amount: \$11.00

Transfer Fee: \$900.00



Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Langlade County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum)

Lots 4, 5 and 6, Block 7 of S H Alban's Second Addition to Rhinelander, according to the recorded Plat thereof. The Southeasterly 1/2 of vacated Bryant Street lying between Lot 6, Block 7 and Lot 15, Block 8 of S H. Alban's Second Addition to Rhinelander, according to the recorded Plat thereof Pursuant to Order of Vacation by the Common Council of the City of Rhinelander, recorded July 16, 1948 in Vol 168 Misc , 638.

Recording Area

Being in Oneida County, Wisconsin

Name and Return Address

STAR TITLE

*David Schwab
Richards, Ralph & Schwab C&D
175 E. Hawthorn Drwy. Suite 245
Vernon Hills, IL 60061*

Together with all appurtenant rights, title and interests.

RH 783

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except general and property taxes for the year 2004 and subsequent years, covenants, conditions and restrictions of record, special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, matters created by, through or under grantee, rights of tenants under any leases, matters that would be disclosed by a survey, those items shown on Title Commitment File No STAR 5333 issued by LandAmerica Commonwealth, with an effective date of Sept 23, 2004

Dated this 19 day of November, 2004

ABP PROPERTIES LLC

[Signature]

*By Kusum Bhardwaj

AUTHENTICATION

Signature(s) _____ authenticated this _____ day of _____, 2004

ACKNOWLEDGMENT

STATE OF Illinois)
Leke) ss
COUNTY)

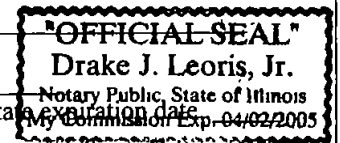
Personally came before me this 19th day of November, 2004, the above named Kusum Bardwaj, the sole member of ABP Properties LLC to me known to be the person who executed the foregoing instrument and acknowledged the same

[Signature]

Notary Public, State of Illinois

My Commission is permanent (If not, state expiration date)

_____) MW875627 1 DOC



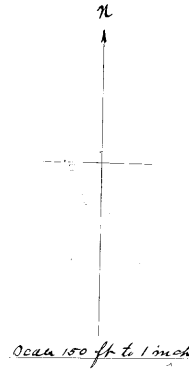
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____ authorized by § 706 06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Drake James Leoris
Leoris & Cohen, P C

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

Map of S H Albans Second Add to Rhinelander

B C Gowan
Del



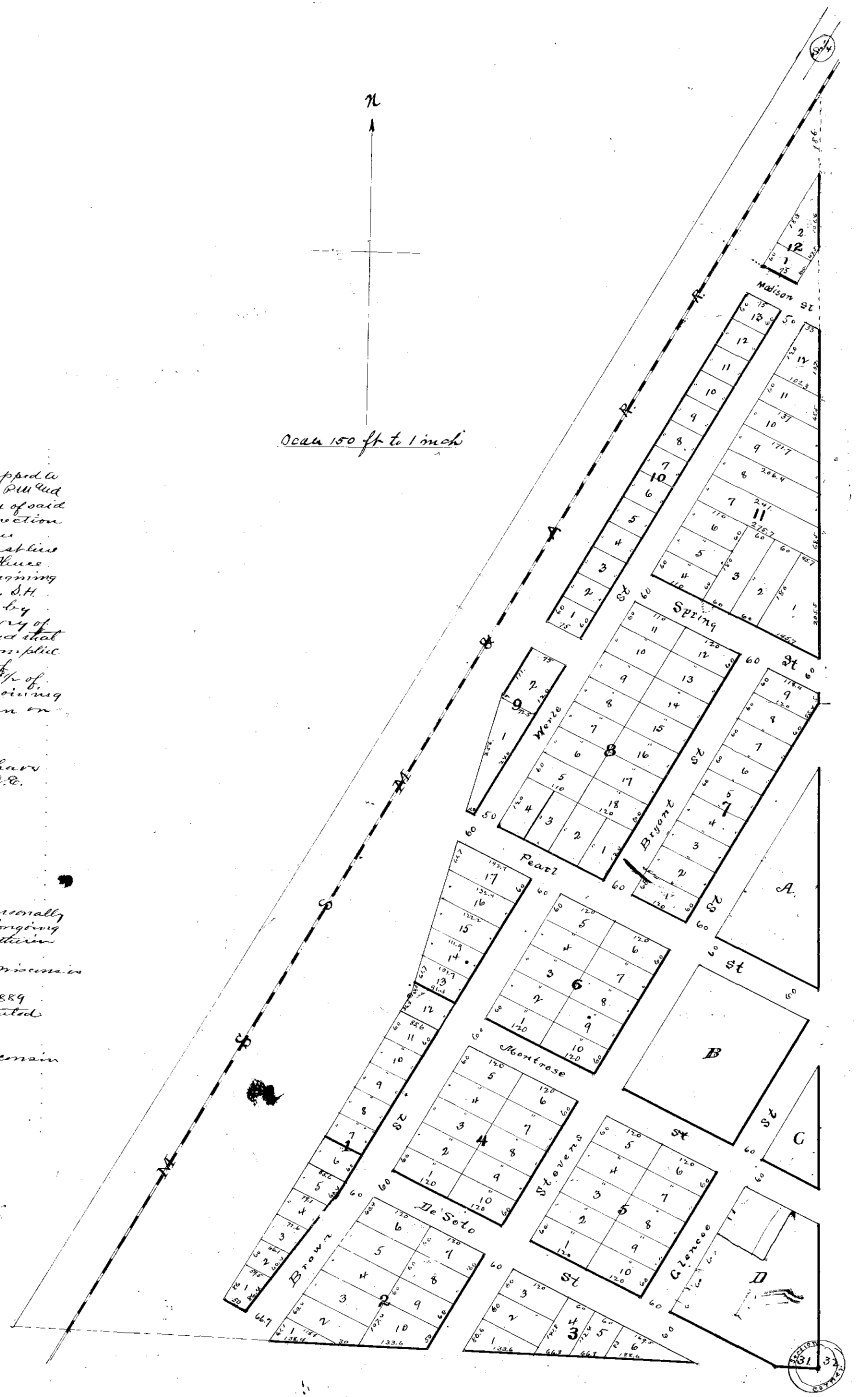
State of Wisconsin }
 Couida County }
 I B.C. Gowan E.E. do hereby certify that I have surveyed and mapped a
 parcel of land located in the NE 1/4 of section 31, Township 37 N of R 9 East of the 1st P.M. and
 described as follows to-wit: Beginning at a point 70.4 met. of the south east corner of said
 section 31. Thence running north on the town line 100.8 thence in a north easterly direction
 along the east side of the Minneapolisault St. Mari and Atlantic R.R. to the line
 between sections 31 and 32 thence south on said section line 1231.6 to the east line
 of Albans street thence S 26° 35' West 775.1 to the North side of Montrose street thence
 S 63° 25' East 300 thence S 26° 35' West 360 thence S 63° 25' East 232.5 to point of beginning
 Magnetic variation 5 E & C. The above described piece of land is owned by S.H.
 Albans and A.C. Cary and that I have made said survey and map by
 their order and that this map is a true representation of the survey of
 the above described lands and the divisions thereof made and that
 in surveying subdividing and mapping the same I have fully complied
 with chapter 101 of the revised statutes and chapter 52 laws of 1882 of
 Wisconsin. This survey and map embraces all that part of the NE 1/4
 of section 31, Township 37 N Range 9 East lying east of and adjoining
 the depot grounds and right of way of the M. St Paul & N. W. R.R. as shown on
 the plat of Albans 1st addition to Rhinelander.

B.C. Gowan E.E.

State of Wisconsin }
 Couida County }
 We S.H. Albans and A.C. Cary do hereby certify that we have
 caused the land described in the foregoing certificate of B.C. Gowan E.E.
 to be surveyed and platted as represented in the within map
 In presence of
 John Barnes
 C. S. Harcourt S.H. Albans
 S.H. Albans
 Alfred Cary

State of Wisconsin }
 Couida County }
 Be it remembered that on the fifth day of July A.D. 1889 personally
 appeared before me S.H. Albans to me personally known and acknowledged the foregoing
 recitation of certificate as his free act and deed for the uses and purposes therein
 mentioned
 John Barnes
 Notary Public for Wisconsin

State of Wisconsin }
 Rhinelander County }
 Personally came before me this 9th day of July A.D. 1889
 the above named Alfred C. Cary to me known to be the person who executed
 the foregoing certificate and acknowledged the same
 J.D. Thayer
 Notary Public Wisconsin
 Read for record July 15th 1889 at 10 am
 E. S. Shepard
 Reporter



2022 Property Record | Oneida County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 8/23/2023 12:11:14 PM*

Owner Address	
EURO-AMERICAN REALTY INVESTORS INC , ADDRESS UNKNOWN , -	

Owner
EURO-AMERICAN REALTY INVESTORS INC

Property Information	
<u>Parcel ID:</u>	RH-783
<u>Document #</u>	608765
<u>Tax Districts:</u>	
RHINELANDER SCHOOL DISTRICT	

Property Description	
<i>For a complete legal description, see recorded document.</i>	
Doc 608765/556497 S.H. ALBAN'S 2ND ADD LOT 4,5, & 6 BLK 7 ABUTTING 1/2 VAC BRYANT ST	
<u>Municipality:</u>	276-CITY OF RHINELANDER
<u>Property Address:</u>	825 N STEVENS ST

Tax Information		Print Tax Bill
<u>Installment</u>	<u>Amount</u>	
<u>First:</u>	1,334.50	
<u>Second:</u>	1,132.00	
<u>Third:</u>	0.00	
<u>Total Tax Due:</u>	2,466.50	
<u>Base Tax:</u>	2,327.86	
<u>Special Assessment:</u>	200.99	
<u>Lottery Credit:</u>	0.00	
<u>First Dollar Credit:</u>	62.35	
<u>Amount Paid:</u> (View payment history info below)	0.00	
<u>Current Balance Due:</u>	2,466.50	
<u>Interest:</u>	258.98	
<u>Total Due:</u>	2,725.48	

Land Valuation				
<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	0.55	\$72,000	\$43,400	\$115,400
	0.55	\$72,000	\$43,400	\$115,400
<u>Assessment Ratio:</u>			0.8943645390	
<u>Fair Market Value:</u>			129000.00	

Special Assessment Detail		
<u>Code</u>	<u>Description</u>	<u>Amount</u>
DU1	DELINQUENT WATER	200.99
		200.99

*No data found for Payment History in 2022

2023 Property Records for City of Rhinelander, Oneida County

August 24, 2023

Tax key number: RH-0783


Property address: 825 N Stevens St

Traffic / water / sanitary: / /

Legal description: Doc 608765/556497 S.H. ALBAN'S 2ND ADD LOT 4,5, & 6 BLK 7 ABUTTING 1/2 VAC BRYANT ST

Summary of Assessment	
Land	\$72,000
Improvements	\$43,400
Total value	\$115,400

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	180	134	23,989	0.551	None	Commercial		\$72,000

Commercial Building (Mini-Mart)									
Section name:	Section 1								
Year built:	1965								
% complete:	100%								
Stories:	1.00								
Perimeter:	104 LF								
Total area:	571 SF (all stories)								
									
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	
	Mini-mart convenience store		1	571	Masonry bearing walls	9.00	C (AV)	Average	
Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality			
	Brick with Block Back-up			571	100.0%	C (AV)			
	Forced air unit			571	100.0%	C (AV)			

Other Building Improvement (OBI)					
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Underground Gas Tanks	Units: 1	Grade: C	Fuel Per gallon	8,000	not available
Const type: Std construction		Condition: Fair	Fuel Per gallon	6,000	
Year built:		% complete: 100%	Fuel Per gallon	4,000	
		Assessed \$: \$12,400			

# of identical OBIs: 1 Other Building Improvement (OBI)					
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Commercial Canopy	Width: 0 LF	Grade: C			not available
Const type: Std construction	Depth: 0 LF	Condition: Average			
Year built:	Floor area: 0 SF	% complete: 100%			
		Assessed \$: \$0			

# of identical OBIs: 1 Other Building Improvement (OBI)					
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Commercial Paving	Width: 180 LF	Grade: C			not available
Const type: Asphalt	Depth: 100 LF	Condition: Average			
Year built:	Floor area: 18,000 SF	% complete: 100%			
		Assessed \$: \$10,500			

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed

Sales History		
Date	Price	Type
11/19/2004	\$300,000	Valid improved sale
10/31/2000	\$175,700	Valid vacant sale



ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT BRRTS ON THE WEB

 >> [SEARCH](#) >> [ACTIVITY](#)

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

***** CONTINUING OBLIGATIONS APPLY *****

Continuing obligations apply to one or more properties due to remaining contamination. For information specific to the continuing obligations, review the documentation below. Before constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

LIEN OR DEED AFFIDAVIT/NOTICE EXISTS ON PROPERTY

The State has placed a lien or deed affidavit/notice at this site associated with environmental cleanup obligations and/or costs. Click on the Location Name below to view information related to the lien or deed affidavit/notice.

IMPACTED ANOTHER PROPERTY OR RIGHT-OF-WAY

A hazardous substance discharge originating from this property has impacted one or more other properties or right-of-ways (ROWS). For more information, please review the documents below. Certain exemptions regarding the cleanup of impacted properties under Wisconsin Stat. Section 292.13 may apply.

03-44-001220 SPEEDWAY				
Status	Activity Type		Jurisdiction	
CLOSED	LUST		DNR RR	
Location Name		County	DNR Region	
<u>MONSTER MART GAS STATION</u>		ONEIDA	NORTHERN	
Address			Municipality	
825 N STEVENS			RHINELANDER	
PLSS Description	Latitude (WGS84)	Longitude (WGS84)	Google Maps	RR Sites Map
SE 1/4 of the SE 1/4 of Sec 31, T37N, R09E	45.6470106	-89.408995	CLICK TO VIEW	CLICK TO VIEW
Additional Activity Details				Acres
				.5



MONSTER
MART

2014/07/11



MASTER
MART

Job
AUTOMOTIVE
REPAIR

ICE

2014/07/11



2014/07/11



2014/07/11



FREE
AIR

ICE

ICE

2014/07/11