

Richland County Committee

Agenda Item Cover

Agenda Item Name: Property Sale pursuant Wisconsin Statutes, section 75.69 (2) to Richland Center - Tax Deed parcel # 276-1684-8200

Department	Administration	Presented By:	Clinton Langreck
Date of Meeting:	02 Mar 2021	Action Needed:	Vote
Disclosure:	Open	Authority:	Committee Structure I
Date submitted:	25 Feb 2021	Referred by:	

Recommendation and/or action language: *(summarize action/s sought by committee, e.g. present a resolution, present an ordinance, receive and file information, approve expense or grant, etc.)*

Motion to ... recommend resolution to the Richland County Board to sell the Tax Deed parcel number 276-1684-8200 – Richland Center at the value of \$1.00 to the City of Richland Center in accordance with Wisconsin Statutes, section 75.69 (2) for the purposes of future economic development.

Background:

In efforts to continue with a process of working with Richland Center for the razing of parcel number 276-1684-8200 – Richland Center and utilizing plot for future economic development, guidance through County Corporation Counsel includes the following:

- ~~1. The Property, Building and Grounds Committee appraises the value of this parcel at \$1.00;~~
2. The Finance and Personnel Committee presents a Resolution to the County Board authorizing the sale of this parcel to the City for \$1.00, in accordance with Wisconsin Statutes, section 75.69 (2);
3. The County Board adopts the Resolution;
4. The new owner of the property, the City, makes a request to the Chair of the Property, Building and Grounds Committee, Supervisor Richard McKee, that the Committee direct me, as Corporation Counsel, to obtain a Release of the statutory 3-year redemption period from the former owners of the parcel. The owners are the 6 children of the late Artys Ewers. It's unlikely that all of them will voluntarily execute a Release, which I would prepare, since they have not responded to the County's communications to them so far;
5. Assuming that a voluntarily-given Release cannot be obtained from all 6 heirs, I would then bring suit against the 6 heirs and, assuming that they default, which is likely, I would obtain judgment vacating the redemption period.

Attachments and References:

--	--

Financial Review:

(please check one)

<input type="checkbox"/>	In adopted budget	Fund Number	
<input type="checkbox"/>	Apportionment needed	Requested Fund Number	
<input type="checkbox"/>	Other funding Source		
<input type="checkbox"/>	No financial impact		

Richland County Committee

Agenda Item Cover

(summary of current and future impacts)

Estimated Short Term Expenses:

No auction return	(\$10,000 - \$20,000)	Fair Market Value = \$57,1000
		Tax Assessed = \$52,8000
Utilities Owed	= \$537.31	(Pay to Richland Center)
Tax Write Off	= \$6,804.77	(w/out interest \$5,357.74)
Total County:	(\$17,342.08 to \$27,34.08) range	
Projected improvement :	\$6,250	(\$250,000 improvement@ mil.) total:
Current:	\$1,325	(estimated at \$53,000)
Increased revenue:	\$1,641	For County Share (11 to 16 year ROI)
Disconnect	\$727.000	Utilities

Estimated City financial input: estimated \$11,000

Approval:

Review:

Clinton Langreck

Department Head

Administrator, or Elected Office (if applicable)



Richland County Committee

Agenda Item Cover

2019 Real Estate Tax Summary

10/01/2020 09:51 AM

Page 1 Of 1

Parcel #: 276-1684-8200
Alt. Parcel #: 5227616848200

CITY OF RICHLAND CENTER
RICHLAND COUNTY, WISCONSIN

Tax Address:
ARTYS A EWERS
"TAX DEED"
460 W FIRST ST
RICHLAND CENTER WI 53581

Owner(s): O = Current Owner, C = Current Co-Owner
O - EWERS, ARTYS A

Districts: SC = School, SP = Special
Type Dist # Description
SC 4851 RICHLAND SCHOOL DISTRICT
SP 0300 SOUTHWEST WIS TECH COLL
SP 0011 RICHLAND FIRE DISTRICT

Property Address(es): * = Primary
* 460 W FIRST ST

Legal Description: **Acres:** 0.200
SCHOOLCRAFT BLOCK 84 E 1/2 OF LOTS 7 & 8

Parcel History:
Date Doc # Vol/Page Type
246294 350/3 QCD
183/216
163/230

Plat: * = Primary
* N/A-N/A

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
16-10N-01E

Tax Bill #:	773	Net Mill Rate	0.024632767	Installments	
Certificate #:	407	Gross Tax	1,378.97	End Date	Total
		School Credit	78.36	1 01/31/2020	1,081.03
Land Value	13,500	Total	1,300.61	2 07/31/2020	621.36
Improve Value	39,300	First Dollar Credit	57.88		
Total Value	52,800	Lottery Credit 0 Claims	0.00		
Ratio	0.9243	Net Tax	1,242.73		
Fair Mrkt Value	57,100	** UNPAID PRIOR YEAR TAXES **			

	Amt Due	Amt Paid	Balance	Bal. Codes
Net Tax	1,242.73	0.00	1,242.73	D
Special Assmnt	0.00	0.00	0.00	N
Special Chrg	241.36	0.00	241.36	
Delinquent Chrg	218.30	0.00	218.30	
Private Forest	0.00	0.00	0.00	
Woodland Tax	0.00	0.00	0.00	
Managed Forest	0.00	0.00	0.00	
Prop. Tax Interest		0.00	111.85	
Spec. Tax Interest		0.00	41.37	
Prop. Tax Penalty		0.00	0.00	
Spec. Tax Penalty		0.00	0.00	
Other Charges	0.00	0.00	0.00	
TOTAL	1,702.39	0.00	1,855.61	
Over-Payment		0.00		

Interest Calculated For OCT 2020

Notes:

Payment History: (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
------	-----------	--------	------	--------	-----	----	------	------	-------

Key: Balance Code: D - Delinquent, P - Postponed, N - No Balance
Payment Source: C - County, M - Municipality
Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

Richland County Committee

Agenda Item Cover

