



FOR SALE BY ONLINE BIDDING **0.96 Acres Home with Garage** **W7888 State Road 19, Watertown**

Register to Bid at www.JonesAuctionService.com

SHOWING DATE: TUES. SEPT. 10TH 4:30 TO 6:00



W7888 State Rd 19, Watertown, WI 53098

Discover the timeless charm of this 2-bedroom home, featuring new windows and a furnace installed in 2023.

With 978 square feet of living space, the property retains its delightful 1950s character.

The 24'x35' 2-car detached garage offers an additional 20'x14' storage or workshop area perfect for your hobbies and projects.

Be the high bidder and bring your personal touch to make this home truly yours.

Join us for a showing on Tuesday, September 10th, from 4:30 to 6:00pm.

Online Bidding open from August 30th and will close Weds. Sept. 25th, 2024 @2:00

Learn More: www.JonesAuctionService.com



Jones Auction & Realty, LLC

818 N. Church Str., Watertown, WI 53098 Phone # (920) 261-6820

Auctioneer/Listing Broker: Stan Jones, CAI, WRA #993



Bidding Requirements and Terms & Conditions apply to any offer. Starting Bid \$50,000.00 with \$25,000 bid increments to \$100,000.00 and \$10,000 after; 8% Buyer's Fee – High Bid plus Buyer's fee equals total purchase price offered. Bidding requirements and terms & conditions apply and become part of any offer. Property sells in its entirety and sells As Is. No Contingencies/Exceptions. Seller has the right to accept, reject or counter any offer. Inspections welcome but seller will not accept offer with any contingency. Brokers Welcome.



MLS #:1984799 **Active** **Single Family** **Price:** **\$1AUC**
W7888 State Road 19 **Town** **Shields** **F34**
Watertown WI 53098 **County:** **Dodge**
Subdivision: **WI** **53098**

Bedrooms: 2 **Est Above Grade SqFt:** 978
Full Baths: 1 **Est Part/All Below Grd** 0
Half Baths: 0 **Est Total Finished SqFt:** 978 *Seller*

Year Built: 999 *Seller*
Est Total Acres: 0.96 *Appraiser*
Full Garage Stalls: 0 **Open House:** 9/10/2024 4:30-6:00

State Hwy 19 just west of Watertown

Living/Great: M 15x12	Main BedRm: U 12x15	Laundry:	Baths
Formal Dining:	2nd BedRm: U 14x15		Full Half
Dining Area:	3rd BedRm:		Upper: 0 0
Kitchen: M 14x15	4th BedRm:		Main: 1 0
Family Room:	5th BedRm:		Lower: 0 0

School District: Watertown	Parcel #: 040-0914-3634-001	Lake/River:
Elementary: Webster	Zoning: ag	Feet WaterFront:
Middle: Riverside	Builder:	Lot
High: Watertown	HOA	Net Taxes: \$ 1,640 / 2023

Type 2 story	Fuel Liquid propane
Architecture National Folk/Farm	Heating/Cooling Forced air
Primary Bed Bath Full, Tub/Shower Combo	Water/Waste Well, Non-Municipal/Prvt dispos
Kitchen Features Range/Oven	Driveway Unpaved
Basement Full, Walkout to yard, Sump pump, Other foundation	Terms/Misc. AUCTION
Garage 2 car, Detached	
Exterior Aluminum/Steel	
Lot Description Rural-not in subdivision	

Interior Features Water softener inc, At Least 1 tub

Included: Stove

Excluded: Owners Personal Property, LP tank not owned

Online Auction August 30th-September 25th, 2024@2:00pm. Starting bid \$50,000 w/\$25,000.00 bid increments to \$100,000.00 and \$10,000.00 after. 8% buyer's fee: High bid plus buyer's fee equals total purchase price offered. \$5,000.00 earnest money with any offer. Seller has the right to accept, reject or counter any offer. Bidding requirements and Terms & Conditions apply to any offer - Please read under documents/on website. Home sells As Is, No Contingencies/No Exceptions. Inspections welcome but seller will not accept offer with inspection contingency. Almost 1 acre lot, 24x35 2-car detached garage w/20x14 storage area. New (2023) LP Furnace; new vinyl windows, 2-bedroom, 1 bath, 2-story older, fixer upper home ready for some TLC.

Sold Price: **Closing Date:**

This information provided courtesy of: Unified Jones Auction & Realty

08/29/2024 03:09 PM

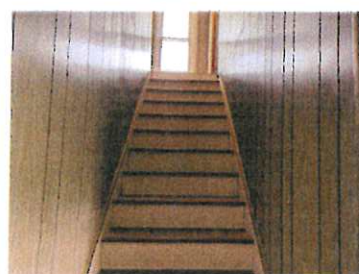


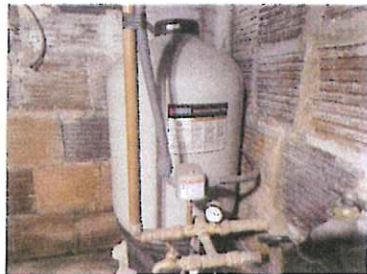
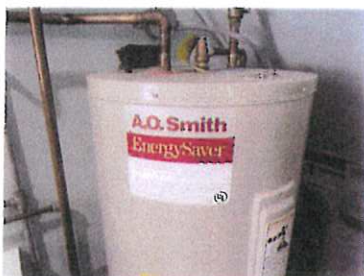
Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com



Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS







REAL ESTATE PROPERTY TERMS AND CONDITIONS

This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer. Earnest money of \$5,000.00 must accompany the Offer to Purchase.

Property sells As Is, Where Is, No Contingencies, No Exceptions. All auction terms and conditions apply and become part of any offer. Closing within 30-45 days from the end of the sale.

Seller retains the right to accept, reject or counter any offer. We encourage inspections but please note the seller will not accept any offer with inspection contingency-all inspections must be done prior to bidding and prior to any written offers.

Bidding Requirements Apply:

A letter from your bank or financial institution confirming you have sufficient funds available to close the deal is required to be on file at our Jones Auction & Realty Service, LLC office, 818 North Church St, Watertown, WI, prior to being approved to bid. Your bank letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter.

Please note that bids placed for any amount over your requested bid permission will remain "Pending" until a second letter or a direct phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830; emailed to info@jonesauctionservice.com; or mailed or dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9-4, Monday-Friday. **Please do not hesitate to call us with questions; (920) 261-6820**

1. Online Bidding opens **Friday, August 30th, 2024** and will end on **Wednesday, September 25th, 2024 at 2:00 pm (CT)**
 - a. Approval to bid at this real estate sale is subject to Jones Auction & Realty Service, LLC receiving a letter from your bank or financial institution confirming you have sufficient funds available to close the transaction per the Bidding Requirements listed above.
 - b. Confirmation may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com
 - c. This property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. All auction terms and conditions apply and become part of any offer.
2. This is an 8% Buyers Fee sale. The sale price is the high bid and the 8% buyer's fee is an expense to the buyer.
 - a. Earnest money of \$5,000.00 must accompany the Offer to Purchase.
 - b. Upon accepted offer, all earnest money becomes non-refundable.
 - c. Property sells As Is, Where Is, No Contingencies or Exceptions.
 - d. Closing 30-45 days from the end of the sale.
3. Winning bidder is contractually bound and will enter a Contract to Purchase immediately upon being declared the accepted bidder by the auctioneer.
 - a. Upon accepted bid the winning bidder will be forwarded via email a Contract to Purchase.
 - b. **All contracts will be prepared by the listing broker to be entered into the date of the sale.** Seller will deliver clear merchantable title at closing.
 - c. A signed copy of the contract along with earnest money due must be sent to Jones Auction & Realty Service, LLC by **end of business or 5:00 P.M. (CT), on Wednesday, September 25th, 2024.** Contract to Purchase may be hand delivered, faxed, or scanned and emailed.
 - d. In the event the buyer refuses to sign the Contract to Purchase and tender the earnest money deposit the auctioneer may resell the property. The original buyer shall be responsible for any damages and expenses for resale and collection, including reasonable attorney's fees.
 - e. The only condition under which the earnest money and prepaid closing shall be refunded is if the seller fails to confirm or accept the bid or is unable to deliver clear title. If buyer refuses for any reason to close, the earnest money and prepaid fees will be forfeited. All earnest money, less incurred expenses, will be given to the seller. Upon acceptance of Contract to Purchase by both parties, earnest money becomes non-refundable.

4. Bidding is not contingent on financing. Qualification for financing must be approved prior to approval for bidding and prior to the sale. You are responsible for cash at closing within 30-45 days of the end of the sale. Possession shall be given at closing.
5. The sale will be subject to existing zoning, ordinances, roads, restrictions of record and easements of record. Real Estate taxes for the year of closing will be prorated to the date of closing. Seller will provide and arrange for all title evidence. Any zoning or use permits, if needed, will be at the buyer's expense.
6. Jones Auction & Realty Service, LLC has been contracted as an agent of the seller to offer this property As Is, Where Is with no warranties to buildings, wells or septic systems. Requirements to meet DILHRs energy code are the responsibility of the buyer.
7. This information is from sources deemed reliable, but no warranty or representation is made to its accuracy. Any information on this sale is subject to verification and no liability for errors, omissions or changes are assumed by Jones Auction & Realty Service, LLC as an agent of the seller or the seller.
8. Under no circumstances shall bidder have any kind of claim against Jones Auction & Realty Service, LLC as an agent of the seller, seller, the online bidding platform, or anyone else if the internet service fails to work correctly, any computer interruptions, or if bidder fails to refresh their browser or use the Live Catalog option as the lot closes.
9. This property sells As Is, Where Is condition without warranty of any kind, expressed or implied, **No Exceptions Whatsoever**. Buyers should verify all information to their satisfaction. Make all inspections and financing arrangements prior to the end of bidding. Buyer acknowledges and agrees that Seller has not made and is not making any representation statement, or warranty to Buyer about the Property, including, but not limited to, physical aspects and condition of any portion of the Property, including personal property included in this transaction, if any, condition of soil, feasibility, desirability, suitability, fitness or adaptability of any part of Property, including personal property included in this transaction, if any, for any particular use, availability of any utility service, assessments, fees or charges that may be assessed against the Property, value of Property or projected income and expenses, or any other matter. Buyer is purchasing Property in an As Is and Where Is condition and acknowledges that Buyer must rely solely on Buyers own investigation of Property. All prior negotiations and discussions have been merged into this Offer to Purchase. Buyer acknowledges and agrees that Buyer has not and will not rely on any representation or statement made by Seller and waives any and all claims against Seller or its agents for any misrepresentation, negligence, fraudulent advertising under section 100.18 of the Wisconsin Statutes, or breach of warranty.
10. All buyers must acknowledge and accept the Terms and Conditions provided at the time of online registration. Bank Letter of Guarantee/Validation of Funds required for bidding approval.
11. Buyer acknowledges that Seller has given Buyer adequate time and opportunity to inspect the Property and Buyer has either already exercised this opportunity to inspect to the extent that Buyer deems appropriate or knowingly agreed to waive such opportunity.
12. All information contained on any website description, or any published advertising is believed to be true and correct to the best of our knowledge and ability but IS NOT GUARANTEED. Please contact us at (920) 261-6820 prior to bidding with questions.
13. Broker Participation is welcome. Participating brokers/agents must complete and return the required Broker/Agent Participation form found at www.jonesauctionservice.com. Completed form may be faxed to (920) 261-6830 or emailed to: info@jonesauctionservice.com. Jones Auction & Realty Service, LLC must receive the completed form at least 48 hours prior to the close of the auction for the participating broker/agent to be eligible to receive a commission. No commission will be paid if the bidder fails to close. There can be no exceptions to this procedure.
14. Auctioneer is licensed by the Wisconsin Department of Licensing & Regulation.

15. This property is offered for sale to qualified purchasers without regard to perspective purchasers' race, color, sex, marital status, religion, or national origin.

Seller retains the right to accept, reject or counter any offer.
All Auction Terms & Conditions Apply and Become Part of Any Offer

PAYMENT INSTRUCTIONS

Winning bidder is contractually bound and will enter into a Contract to Purchase immediately upon being declared the accepted bid by the auctioneer. Upon the close of the sale the winning bidder will be forwarded a Contract to Purchase via email or fax. The signed copy along with the earnest money must be returned to Jones Auction & Realty Service, LLC before end of business or 5:00 P.M. (CT) _____.

The Contract to Purchase may be hand delivered, faxed, or scanned and emailed and earnest money must accompany the Offer to Purchase. Earnest money payment can be made by check if paying in person or by wire transfer for an additional \$25 processing fee.

Bidding is not contingent upon financing. All financing arrangements must be made prior to the end of the bidding. Upon accepted offer all earnest money becomes nonrefundable.

Seller: Sally Leaphal POA Date: 8-24-24

Buyer: _____ Date: _____

Broker: [Signature] Date: 8-23-24

Jones Auction & Realty Service, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church St, Watertown, WI 53098
www.jonesauctionservice.com
info@jonesauctionservice.com
(920) 261-6820

Bank Letter / Verification of Funds Available Letter

PLEASE NOTE: Per The Real Estate Terms & Conditions for this sale: A Verification of Funds Available bank letter is needed for this sale. A Verification of Funds Available Letter (VOF) is not a pre-approval. Per the Terms and Conditions of the sale, NO financing contingency will be on any offer to purchase contract however many winning bidders have financed properties at the time of closing.

A VOF letter on bank or investment firm stationary, confirms you have funds sufficient and available to close on this property in 30/45 days. This letter is to be on file at our office prior to being approved to bid in the auction or to submit an offer or attend a showing.

For Online Bidding: Your bank's letter must include the dollar amount of the bid permission you are requesting. Upon receipt at our office, you will be given bid permissions up and including the amount on your bank letter. Any bid(s) placed over your requested bid permission will remain "Pending" until a second letter or phone call from your bank/banker confirming an updated amount is received at our office.

Your letter may be faxed to (920) 261-6830 or emailed to info@jonesauctionservice.com; or mailed / dropped off at our 818 North Church Street, Watertown, WI office during normal business hours 9:00 to 4pm, Monday-Thursday.

Date: _____

RE: Buyer's Name

Dear Jones Auction Service:

This letter will serve as your notification that (Buyer's Name) is a customer in good standing with funds available in the amount of \$ Bid Permission Amount for the purpose of bidding in the online real estate auction for the property W7888 State Road 19, Watertown, WI 53098

Bank Officer's Signature and Title

Please contact me at (Bank Contact Number) with any questions.

Jones Auction & Realty, LLC
Stan Jones, CAI, Wisconsin Registered Auctioneer #993
818 North Church Street, Watertown, WI 53098 | Office: (920) 261-6820 OR Fax: (920) 261-6830
www.jonesauctionservice.com | email: info@jonesauctionservice.com

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Marion Otto Estate, Sally Westphal POA
2 Entity Name (if any): _____
3 Name & Title of Authorized Representative for Seller Entity: _____
4 Property Address: W7888 State Rd 19 (0.958 AC), Watertown, Wisconsin 53098

5 Listing Agent and Listing Firm: Stan Jones Unified Jones Auction & Realty

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial)
12 (Other: STRIKE AND COMPLETE AS APPLICABLE)

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14 ☐ **SELLER REFUSAL TO COMPLETE**

15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or
16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential
17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any
18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel
19 regarding Seller's disclosure obligations in an "as-is" sale.

20 ☒ **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
22 because CHECK BELOW AS APPLICABLE:

23 ☒ Seller is a personal representative of an estate and has never occupied the Property.

24 ☐ Seller is a trustee and has never occupied the Property.

25 ☐ Seller is a conservator and has never occupied the Property.

26 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

27 ☐ The Property includes 1 to 4 dwelling units but has not been inhabited.

28 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting
30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing
31 Agent becomes aware of to prospective purchasers.

32 This form was delivered to Seller by Stan Jones on 08/23/2024.
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: Sally Westphal Marion Otto Estate Date: 8-24-24
35 Seller's/Owner's Signature: Sally Westphal POA Date: 8-24-24
36 Seller's/Owner's Signature: _____ Date: _____
37 Seller's/Owner's Signature: _____ Date: _____

38 This form was delivered to Buyer by _____ on _____.
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: _____
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
43 on not receiving a completed condition or disclosure report from Seller.

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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.

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

Page 1 of 3

1 **■ LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at W7888 State Rd 19 Watertown Wi 53098
11 _____, Wisconsin.

12 **■ SELLER DISCLOSURE AND CERTIFICATION.** **Note: See Seller Obligations at lines 27 - 54 and 55 - 112.**

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____

15
16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:
20 _____

21 *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X) Sally Westphal POA Sally Westphal 8-24-24
26 *(ALL Sellers' signatures) ▲ Print Names Here ▲ (Date) ▲*

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
 56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
 57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
 60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
 61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
 62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
 63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
 64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
 65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
 68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
 69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
 70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
 71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
 72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
 74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
 75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
 77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
 79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
 81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
 82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
 83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
 84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
 86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
 90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
 91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
 93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
 95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
 97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
 99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
 100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
 102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
 104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
 105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
 106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
 107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
 109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
 110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
 112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
 115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
 116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
 118 knowledge, that the information provided by them is true and accurate.

119 (X) _____ 08/23/2024
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

121 (X) _____
 122 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
 124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
 125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
 126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
 127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
 130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
 132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
 133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
 134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
 135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
 136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
 137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
 139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
 140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
 141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
 142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
 143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
 144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
 145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
 146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
 150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

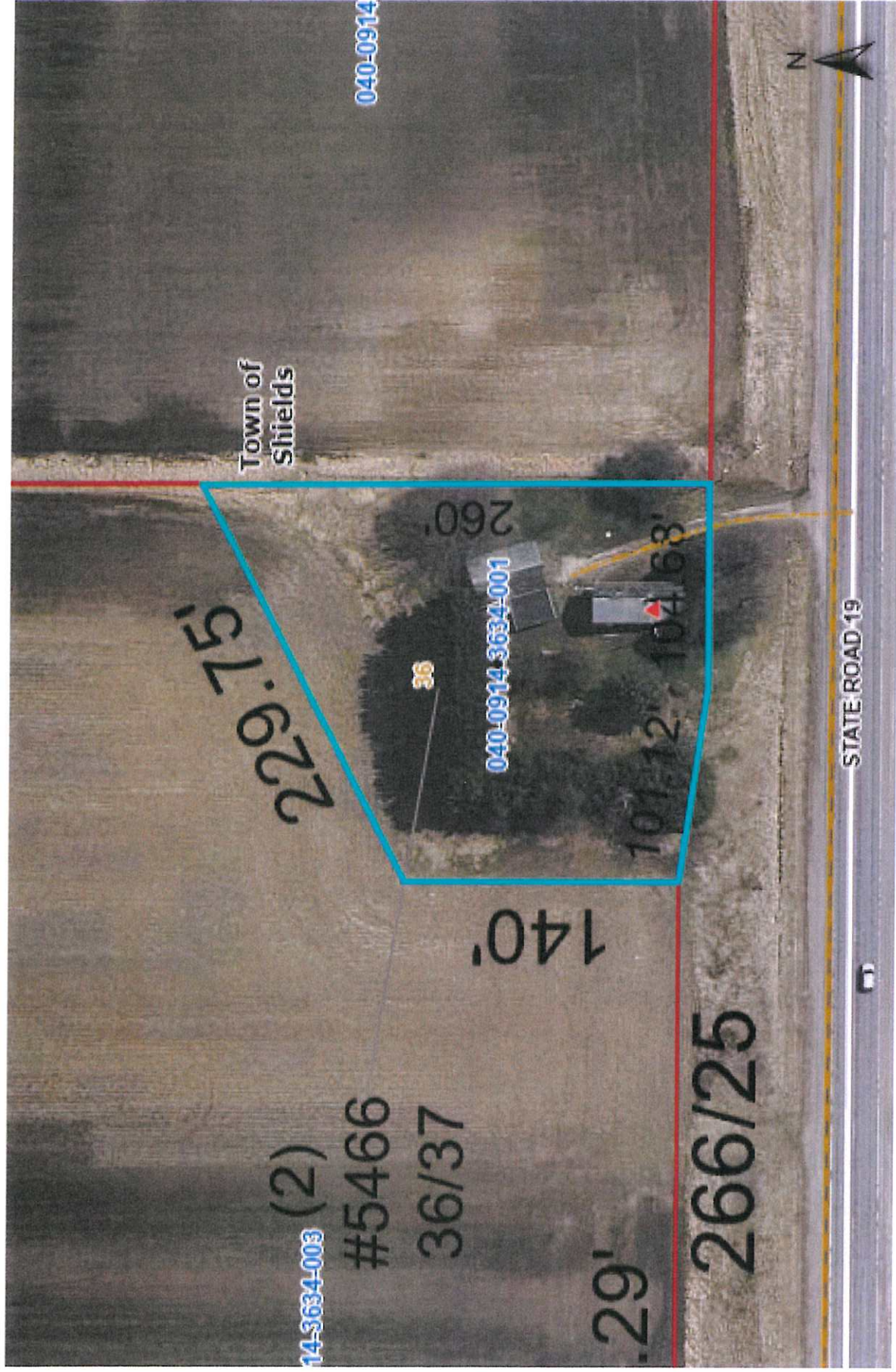
151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
 153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
 154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
 155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
 157 knowledge, that the information provided by them is true and accurate.

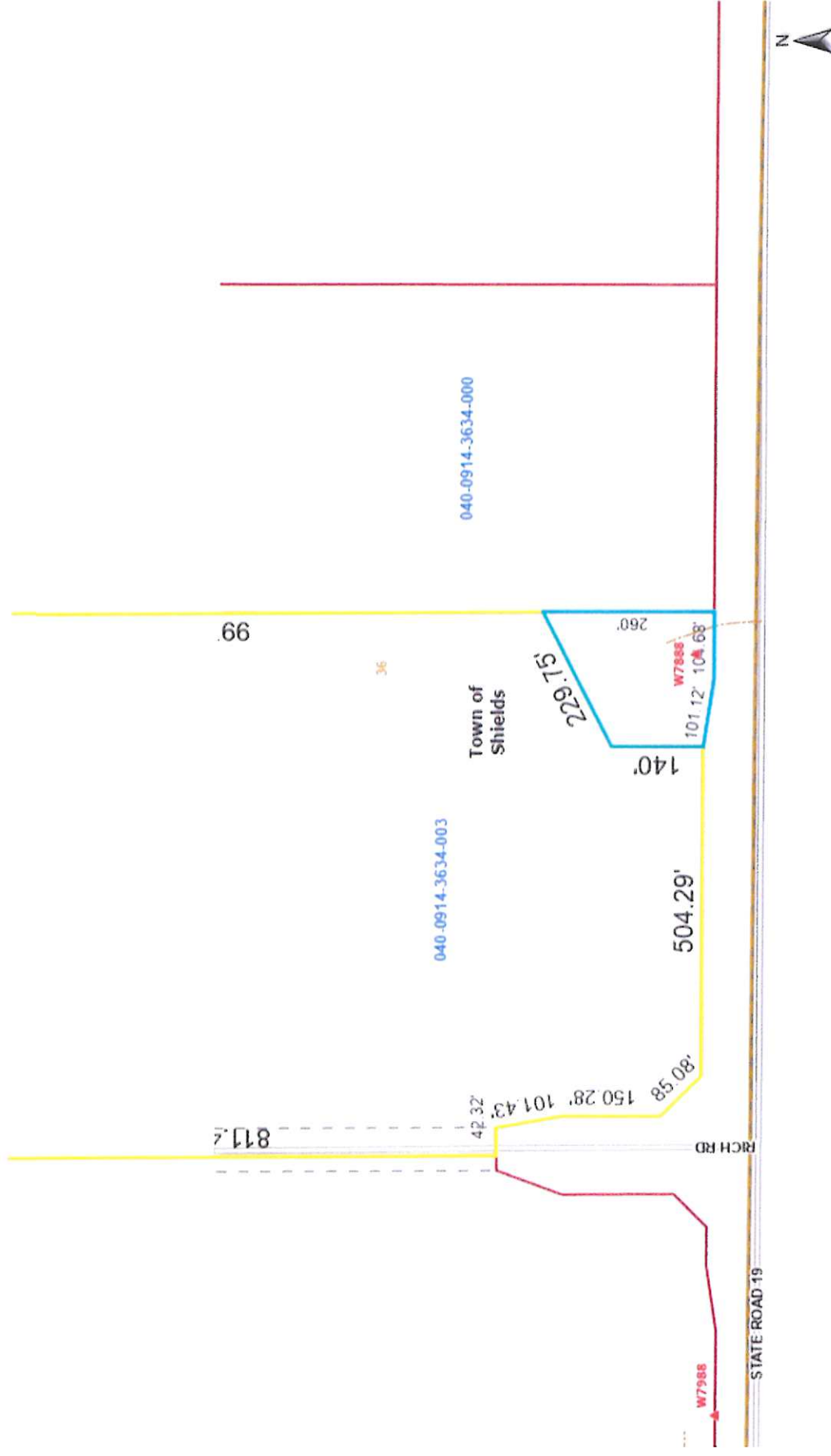
158 (X) _____
 159 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲

160 (X) _____
 161 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲



The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

Date created: 5/14/2024
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Date created: 5/14/2024

Last Data Uploaded: 5/14/2024 7:29:40 AM



Full Report

Property Location : W7888 State Road 19

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Otto Marion L Revocable Trust Dated November 6 2020
W7888 State Road 19
Watertown, WI 53098

Taxed by: Town Of Shields

Taxkey # 04009143634001

Owner Occupied:

Property Address:

W7888 State Road 19
Shields, WI 53098-4260

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Dodge

Taxed by: Town Of Shields

Taxkey # 04009143634001

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2023	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.681091867
2022	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.792733679
2021	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.880715289
2020	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.932024145
2019	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.936400402
2018	Residential	\$ 35,400	\$ 77,100	\$ 112,500	0.000 -	0.958	0.983476324
2017	Residential	\$ 35,400	\$ 77,100	\$ 112,500	4.749 ↑	0.958	0.987796886
2016	Residential	\$ 35,400	\$ 72,000	\$ 107,400	0.000 -	0.958	0.968004542
2015	Residential	\$ 35,400	\$ 72,000	\$ 107,400	0.000 -	0.958	0.949306030

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2023	\$1,911.46	\$57.56	\$214.25	\$1,639.65				\$1,639.65	0.681091867
2022	\$1,899.18	\$62.13	\$203.93	\$1,633.12				\$1,633.12	0.792733679
2021	\$2,028.26	\$66.77	\$236.81	\$1,724.68				\$1,724.68	0.880715289
2020	\$1,996.31	\$63.79	\$156.32	\$1,776.20				\$1,776.20	0.932024145
2019	\$1,984.44	\$63.79	\$176.99	\$1,743.66				\$1,743.66	0.936400402
2018	\$1,922.04	\$62.89	\$152.72	\$1,706.43				\$1,706.43	0.983476324
2017	\$1,900.94	\$61.08	\$106.89	\$1,732.97				\$1,732.97	0.987796886
2016	\$1,908.34	\$60.85	\$114.43	\$1,733.06				\$1,733.06	0.968004542
2015	\$1,919.44	\$58.35	\$94.26	\$1,766.83				\$1,766.83	0.949306030

Assessor

Building Square Feet :	Year Built :	Township : 9N
Bedrooms :	Year Remodeled :	Range : 14E
Full Baths :	Effective Year Built :	Section : 36
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 6125 Watertown	
Zoning :	Historic Designation :	

Legal Description

Lot 2 Csm 5466 In V36 P37 Being Pt SE1/4 SW1/4 Sec 36

Sales

Conveyance Date : 11/6/2020	Date Recorded : 1/27/2021	Value/Sale Price : \$ 119,000.00
Grantor Name : Otto Marion L		Transfer Fee :
Grantee Name : Marion L. Otto Revocable Trust Dated November 6, 2020		Document# : 1302829
Conveyance Instrument : Quit Claim Deed	Conveyance Type : To Trust	