

CENTURY 21[®]

Ace Realty

303 S. Bluemound Dr.
Appleton, WI 54914
920-739-2121

Property Address: **185 E State St., Iola WI 54945**

Listing Agent: **Sandra D. DuFrane**

Phone #: **(920)841-5374**

Email for delivery: **sandy4houses@yahoo.com**

Inclusions: **Per Bill of Sale Attached to Offer to Purchase**

Exclusion: **Seller's Personal Belongings**

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 185 E State St.

IN THE
Village (CITY) (VILLAGE) (TOWN) OF Iola, COUNTY OF
Waupaca STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF July (MONTH) 08 (DAY) 2026 (YEAR).

When listing a property Wis. Admin. Code § REEB 24.07(1)(b) requires licensees to inspect the property and to "make inquiries of the seller on the condition of the structure, mechanical systems and other relevant aspects of the property. The licensee shall request that the seller provide a written response to the licensee's inquiry." This Seller Disclosure Report is a tool designed to help the licensee fulfill this license law duty.

This is not a warranty of any kind by the owner or any agents representing any party in this transaction and is not a substitute for any inspections, testing or warranties that the parties may wish to obtain. This is not a disclosure report required by Wis. Stat. Ch. 709 and the owner is voluntarily providing this information.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property.

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide an explanation of the reason why the response to the question is "yes" in the area provided following each group of questions.

A5. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

B. STRUCTURAL AND MECHANICAL

	YES	NO	N/A
B1. Are you aware of defects in the roof?	☐	☒	☐
B2. Are you aware of defects in the electrical system, including defects in solar panels and systems?	☐	☒	☐
B3. Are you aware of defects in part of the plumbing system?	☐	☒	☐
B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting?	☐	☒	☐
B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?	☐	☒	☐
B6. Are you aware of defects in any structure or structural components on the property (including walls)?	☐	☒	☐
B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?	☐	☒	☐
B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property?	☐	☒	☐
B9. Explanation of "yes" responses _____			

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, pesticides, or other potentially hazardous or toxic substances on the property?	☐	☒	☐
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees?	☐	☒	☐
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	☐	☒	☐
C9. Explanation of "yes" responses _____			

D. STORAGE TANKS

	YES	NO	N/A
D1. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil?	☐	☒	☐
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	☐	☒	☐
D3. Explanation of "yes" responses _____			

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2. Are you aware that remodeling was done that may increase the property's assessed value?	☒	☐	☐
E3. Are you aware of pending special assessments?	☐	☒	☐
E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐
E8. Explanation of "yes" responses <u>E2</u> <u>Water + sewer installed, Bathroom + utility room constructed, new front door in 2020</u>			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F2. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area, or of flooding, drainage problems, standing water or other water problems affecting the property?	☐	☒	☐
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	☐	☒	☐
F4. Are you aware of conservation easements on the property?	☐	☒	☐
F5. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
F6. Are you aware of nonowners having rights to use part of the property, including, but not limited to, rights-of-way and easements other than recorded utility easements?	☐	☒	☐

	YES	NO	N/A
F7. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances?	☐	☒	☐
F8. <u>Use Value.</u>			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐
F9. Is all or part of the property subject to or in violation of a farmland preservation agreement?	☐	☒	☐
F10. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
F11. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property?	☐	☒	☐
F12a. Are you aware of any private road agreements or shared driveway agreements relating to the property?	☐	☒	☐
F13. Are you aware there is not legal access to the property?	☐	☒	☐
F14. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	☐	☒	☐
F15. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
F16. Are you aware of one or more burial sites or archeological artifacts on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐
F17. Explanation of "yes" responses _____			

G. ADDITIONAL INFORMATION

	YES	NO	N/A
G1. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	☐	☒	☐
G2. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☒	☐
G2a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?	☐	☒	☐
G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?	☐	☒	☐
G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property?	☐	☒	☐
G5. Are you aware that a septic system or other private sanitary disposal system serves the property including defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	☐	☒	☐
G6. Are you aware of an "LP" tank on the property, including defects? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☒	☐
G7. Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	☐	☒	☐
G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	☐	☒	☐
G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use?	☐	☒	☐
G10. Are you aware of leased parking?	☐	☒	☐
G10a. Does the property currently have internet service? If so, who is your provider? _____	☐	☒	☐
G10b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station? Is the system or station affixed to the property?	☐	☒	☐
G10c. Does the property have accessibility features? See https://www.ada.gov/resources/title-iii-primer/ .	☐	☒	☐
G11. Are you aware of other defects affecting the property?	☐	☒	☐
G12. The owner has owned the property for <u>5</u> years.			

G13. Explanation of "yes" responses _____

Note: Any sales contract provision requiring inspection of a residential dumbwaiter or elevator must be performed by a state-licensed elevator inspector.

OWNER'S CERTIFICATION

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Owner Barb Erickson [Signature] Date 7-8-26

Owner [Signature] Date 7-8-26

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Entity Name (if any): _____

Name & Title of Authorized Representative Signing for Entity: _____

Authorized Signature for Entity: _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

W6124 Aerotech Drive
Appleton, WI 54914

This form must be completed by Seller and not Agent

"SELLER'S PROPERTY IMPROVEMENTS"

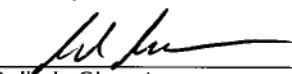
Property Address: 185 E State St., Iola, WI 54945

NOTE: SELLER IS NOT REQUIRED TO LIST IMPROVEMENTS TO SELLER'S PROPERTY ON THIS FORM. However, if Seller so chooses, Seller takes total responsibility for the accuracy of the information provided herein by Seller. Seller is encouraged to provide receipts or documentation of work and/or services performed. Seller may wish to consult with legal counsel prior to completion of this form.

Description of Property Improvements	Completion Date (Approx.)	Receipts Attached: Y/N
Brought in Water & Sewer	2020	
* Built Bathroom w/shower (barrier free)	2020	
2 Truckloads of Top Soil cover piping	2020	
New furnace	2020	
Painted inside & outside of building	2020	
Install 4 Pendant lights inside	2021	
Install Motion light front Door area	2021	
* Hot Water heater - Sink - Shower	2020	
Installed New steel front Door	2021	

Century 21 Ace Realty

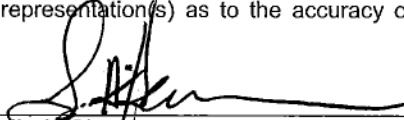
Seller hereby authorizes _____ (hereinafter "Broker"), to distribute this property improvement information in marketing and disclosure documents and also permits Broker to provide a copy of this information to potential Buyers. Seller and Buyer hereby agree to hold Broker, its Sales Agents and Representatives harmless from any liability connected with the accuracy of the above stated information. Further, it is agreed that the Seller and Buyer will not make any claims against Broker, its Sales Agents or Representatives with respect to the property improvement information provided by Seller herein. Broker, its Sales Agents and Representatives make no representation(s) as to the accuracy of the information provided herein by the Seller.



Seller's Signature
Erik W. Erickson

07/08/2026

Date



Seller's Signature
Lisa H. Hauser

07/08/2026

Date

Buyer's Signature

Date

Buyer's Signature

Date

This document is given for general informational purposes ONLY. Buyer, or party using this information, should have their attorney (with the assistance of the party issuing title evidence) verify that this information is applicable to the property being purchased and that there are not other recorded documents that affect the interpretation of the information contained herein.

By signing below, Buyer(s) acknowledge receipt and understand the disclaimer stated above.

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

▲ Sign

▲ Print Name

▲ Date

This document has been electronically recorded

Document No.

**EASEMENT UNDERGROUND
ELECTRIC, NATURAL GAS AND
COMMUNICATION**

The undersigned **Erik W. Erickson, a single/married person, and Lisa H. Hauser, a single/married person, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor in the Village of Iola, County of Waupaca, State of Wisconsin, said "Easement Area" to be 5 feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line and underground communication line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment, and any other components as Grantee may select for use in transmitting electricity or communication signals; also for underground natural gas line facilities, including but not limited to pipelines with valves, main and service laterals, and any other components as Grantee may select for use in the transmission and distribution of natural gas products (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718-2148

Parcel Identification Number(s)

26 35 71 29

WITNESS the signature(s) of the Grantor this 31st day of May, 2023.

Erik W. Erickson (SEAL)
Signature

Erik W. Erickson

Signature

Printed Name

ACKNOWLEDGEMENT

STATE OF WI
COUNTY OF Waupaca } SS

Personally came before me this 31st day of May, 2023, the above named _____
Erik W. Erickson to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

Melissa Mignogna
Signature of Notary

Melissa Mignogna
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) 8-26-2025

MELISSA MIGNOGNIA
NOTARY PUBLIC
STATE OF WISCONSIN

WITNESS the signature(s) of the Grantor this 31st day of May, 2023.

Lisa H. Hauser (SEAL)
Signature

Lisa H. Hauser

Signature

Printed Name

ACKNOWLEDGEMENT

STATE OF WI
COUNTY OF Waupaca } SS

Personally came before me this 31st day of May, 2023, the above named _____
Lisa H. Hauser to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

Melissa Mignogna
Signature of Notary

Melissa Mignogna
Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) 8-26-2025

MELISSA MIGNOGNIA
NOTARY PUBLIC
STATE OF WISCONSIN

This instrument drafted by
Justin DeVries

Checked by
Haley Long

May 31, 2023

Project Title: 195 E State Street JR Sports Shop Gas Meter Move

ERP Activity ID: 4316320

Tract No.:

Rerow No.:

Exhibit "A"

Lands owned by Grantor:

Located in the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section 35, Township 24 North, Range 11 East, Village of Iola, Waupaca County, Wisconsin.

A part of Lot Two (2) in Block Two (2) of the Plat of the Village of Iola, according to the recorded plat thereof, bounded by a line commencing at a point 35 feet East of the Southwest Corner of said lot, and running thence North 66 feet, thence East 30 feet, thence South 66 feet, thence West 30 feet to the Place of Beginning, Village of Iola, Waupaca County, Wisconsin.

Grantor's deed being recorded on February 18, 2019, as Document Number 869611 in the office of the Register of Deeds for Waupaca County, Wisconsin.

Easement area:

The easement area being the East Five (5) feet of the North Fifteen (15) feet, lying parallel with the East property line, of the above-described real estate.

2025 Property Record | Waupaca County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 6/30/2026 3:30:18 PM

Owner Address	Owner
ERICKSON , ERIK W 219 W PINE ST NEW LONDON, WI 54961	ERIK W ERICKSON LISA H HAUSER

Property Information	Property Description
Parcel ID: 26 35 71 29 Document # 112202P Tax Districts: IOLA-SCANDINAVIA S/D LAKE IOLA LAKE DISTRICT	For a complete legal description, see recorded document. PRT LT2 BLK2 VILL OF IOLA AKA PRES & TRUSTEES PLAT COM AT PT 35FT E OF SW COR N66FT E30FTS66FT W30FT-POB V249P181 V425P531 V630P284 Deed of Record: 869611 Municipality: 141-VILLAGE OF IOLA Property Address: 185 E STATE STREET

Tax Information	Land Valuation																																																					
<table><thead><tr><th>Installment</th><th>Amount</th></tr></thead><tbody><tr><td>First:</td><td>220.31</td></tr><tr><td>Second:</td><td>220.30</td></tr><tr><td>Third:</td><td>0.00</td></tr><tr><td>Total Tax Due:</td><td>440.61</td></tr><tr><td>Base Tax:</td><td>503.42</td></tr><tr><td>Special Assessment:</td><td>0.00</td></tr><tr><td>Lottery Credit:</td><td>0.00</td></tr><tr><td>First Dollar Credit:</td><td>62.81</td></tr><tr><td>Amount Paid:</td><td>440.61</td></tr><tr><td colspan="2">(View payment history info below)</td></tr><tr><td>Current Balance Due:</td><td>0.00</td></tr><tr><td>Interest:</td><td>0.00</td></tr><tr><td>Total Due:</td><td>0.00</td></tr></tbody></table>	Installment	Amount	First:	220.31	Second:	220.30	Third:	0.00	Total Tax Due:	440.61	Base Tax:	503.42	Special Assessment:	0.00	Lottery Credit:	0.00	First Dollar Credit:	62.81	Amount Paid:	440.61	(View payment history info below)		Current Balance Due:	0.00	Interest:	0.00	Total Due:	0.00	<table><thead><tr><th>Code</th><th>Acres</th><th>Land</th><th>Impr.</th><th>Total</th></tr></thead><tbody><tr><td>2</td><td>0.00</td><td>\$8,000</td><td>\$17,400</td><td>\$25,400</td></tr><tr><td></td><td>0.00</td><td>\$8,000</td><td>\$17,400</td><td>\$25,400</td></tr><tr><td colspan="3">Assessment Ratio:</td><td colspan="2">0.8772598460</td></tr><tr><td colspan="3">Fair Market Value:</td><td colspan="2">28900.00</td></tr></tbody></table>	Code	Acres	Land	Impr.	Total	2	0.00	\$8,000	\$17,400	\$25,400		0.00	\$8,000	\$17,400	\$25,400	Assessment Ratio:			0.8772598460		Fair Market Value:			28900.00	
Installment	Amount																																																					
First:	220.31																																																					
Second:	220.30																																																					
Third:	0.00																																																					
Total Tax Due:	440.61																																																					
Base Tax:	503.42																																																					
Special Assessment:	0.00																																																					
Lottery Credit:	0.00																																																					
First Dollar Credit:	62.81																																																					
Amount Paid:	440.61																																																					
(View payment history info below)																																																						
Current Balance Due:	0.00																																																					
Interest:	0.00																																																					
Total Due:	0.00																																																					
Code	Acres	Land	Impr.	Total																																																		
2	0.00	\$8,000	\$17,400	\$25,400																																																		
	0.00	\$8,000	\$17,400	\$25,400																																																		
Assessment Ratio:			0.8772598460																																																			
Fair Market Value:			28900.00																																																			

Payment History					
Date	Receipt	Amount	Interest	Penalty	Total
12/31/2025	43661	440.61	0.00	0.00	440.61

*No data found for Special Assessment Detail, Delinquent Tax Summary in 2025

2027 Property Records for Village of Iola, Waupaca County

July 1, 2026

Tax key number: 26 35 71 29

Property address: 185 E State St

Traffic / water / sanitary: / /

Legal description: PRT LT2 BLK2 VILL OF IOLA AKA PRES & TRUSTEES PLAT COM AT PT 35FT E OF SW COR N66FT E30FTS66FT W30FT-POB | V249P181 V425P531 V630P284 Deed of Record: 869611

Summary of Assessment	
Land	\$8,000
Improvements	\$17,400
Total value	\$25,400

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial					None	Commercial		\$8,000

# of identical OBIs: 1		Other Building Improvement (OBI)			
		Main Structure		Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	26 LF	Grade:	C
Const type:	Detached, masonry or log	Depth:	35 LF	Condition:	Average
Year built:	1960	Floor area:	910 SF	% complete:	100%
				Assessed \$:	\$17,400
					

