

SELLER DISCLOSURE REPORT - COMMERCIAL

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT N4364 State Road 49 IN THE
Waushara Town Waushara (CITY) (VILLAGE) (TOWN) OF Poy Sippi, COUNTY OF
STATE OF WISCONSIN. THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT
PROPERTY AS OF December (MONTH) 12th (DAY) 2025 (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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B2. Are you aware of defects in the electrical system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B3. Are you aware of defects in part of the plumbing system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers), fire safety, security or lighting? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B5. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B6. Are you aware of defects in any structure or structural components on the property (including walls)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B7. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B8. Are you aware of rented items located on the property or items affixed to or closely associated with the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B9. Explanation of "yes" responses | <hr/> <hr/> <hr/> <hr/> | | |

C. ENVIRONMENTAL

	YES	NO	N/A
C1. Are you aware of the presence of unsafe levels of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C8. Are you aware of governmental investigation or private assessment/audit (of environmental matters) ever being conducted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E2. Are you aware that remodeling was done that may increase the property's assessed value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E3. Are you aware of pending special assessments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E5. Are you aware of any proposed construction of a public project that may affect the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E8. Explanation of "yes" responses _____			

F. LAND USE

	YES	NO	N/A
F1. Are you aware of any zoning code violations with respect to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of nonconforming uses of the property or nonconforming structures on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of conservation easements on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of restrictive covenants or deed restrictions on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Is all or part of the property subject to or in violation of a farmland preservation agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F12. Are you aware of boundary or lot line disputes, encroachments, or encumbrances affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F13. Are you aware there is not legal access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16m. Are you aware of a written agreement affecting riparian rights related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132(1)(b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G3. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G4. Are you aware of a joint well serving the property including any defect related to a joint well serving the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G7. Are you aware of material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G8. Are you aware of nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G9. Are you aware of any shared usages such as shared fences, walls, driveways, or signage, or any defect relating to the shared use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G10. Are you aware of leased parking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G11. Are you aware of other defects affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G11m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

G12. The owner has owned the property for 15 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): POY SIPPI AUTO CENTER PLUS

Name & Title of Authorized Representative Signing for Entity: Jacob Wootten Owner

Authorized Signature for Entity: [Signature] Date 12-19-25

Owner _____ Date _____

Owner _____ Date _____

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 _____

2025 Assessment Year

Town of Poy Sippi, Waushara County (2025 Assessment Year)

Property Records



Current Owner		Districts		General Information			
POY SIPPI AUTO CENTER PLUS LLC PO BOX 284 POY SIPPI WI 54967		Waushara County	Waushara County	Parcel Number:	00771-0760		
		Poy Sippi	Town of Poy Sippi	Alternate ID:	024007710760		
		Other 2	Other 2 7030	Neighborhood:	Village Of Poy Sippi		
		Other 1	Other 1 1000	Neighborhood Group:			
		School	School 0434				
		Voc/Tech College	Morraine Park				

		*Legal Description			Inspection Data		
Total Acreage:	0.00	S 1/2 LOT 5 & PT OF LOT 6 BLK 14 ORIGINAL PLAT *This legal description may be abbreviated and is for assessment purposes only.			Date	User	Type
Total Sq. Ft:	0						
Actual Frontage:							
Effective Frontage:	59						
Effective Depth:	132						
Water Influence:	None	Section:	07	Township:	19	Range:	13E
Water Desirability:	None	Subdivision:		Block:	14	Lot / Unit:	5

Property Sales / Ownership History						
Sale Date	Sale Price	Sale Typ	Validity	Document #	Deed Type	Grantor
2009-01-08	\$200,000	IMPROVED	2 - Valid improved sale		1 - Warranty	Nitzke Scott E

Summary of 2025 Assessment Year Values					
Tax Classification	Code	Acres	Land	Improvement	Total
Commercial	2	0.000	\$10,650	\$156,200	\$166,850
Total Real Estate - All Columns:		0.000	\$10,650	\$156,200	\$166,850

Assessment Value History					
Year	Code	Acres	Land	Improvement	Total
2025	2	0.000	\$10,650	\$156,200	\$166,850
	Totals	0.000	\$10,650	\$156,200	\$166,850
2024	2	0.000	\$10,650	\$156,200	\$166,850
	Totals	0.000	\$10,650	\$156,200	\$166,850
2023	2	0.000	\$10,650	\$156,200	\$166,850
	Totals	0.000	\$10,650	\$156,200	\$166,850

Special Tax Programs (MFL/PFC) and Exempt					
Tax Classification	Code	Acres	Land	Improvement	Total

Permit Information				
Issued Date	Number	Amount	Status	Purpose/Description

2025 Assessment Year

Town of Poy Sippi, Waushara County (2025 Assessment Year)

Property Records

Land Information										
Land Line	Tax Classification	MAR Subclass	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	Unit Rate	Land Value
1	Commercial		0.000	0	59	132	FRONT FEET	59.000	0.00	\$6,625
2	Commercial		0.000	0	40	92	FRONT FEET	40.000	0.00	\$4,025
Total All Columns:			0.000	0					Total All Columns:	\$10,650

Other Building Improvements (OBI)											
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Width	Length	Height	Units	OBI Value
4	Commercial	Garage	Detached, frame or cb	1930	D	Poor	20	24	0	480	\$2,750
Total Columns:											\$2,750

Extra Features (XF)												
XF #	Tax Class	Code	Alt. Description	Assoc. Bldg	Year Built	Grade	Condition	Width	Length	Height	Units	XF Value
Total Columns:												\$

2025 Property Record | Waushara County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 12/12/2025 9:33:36 AM

Owner Address

POY SIPPI AUTO CENTER PLUS LLC ,
PO BOX 284
POY SIPPI, WI 54967-

Owner

POY SIPPI AUTO CENTER PLUS LLC

Property Information

Parcel ID: 024007710770

Document # 457569

Tax Districts:

BERLIN AREA SCHOOL DISTRICT
POY SIPPI SANI DIST

Property Description

For a complete legal description, see recorded document.

PT OF LOT 6 BLK 14 ORIGINAL PLAT

Municipality: 024-TOWN OF POY SIPPI

Property Address:

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	0.00	\$2,650	\$26,250	\$28,900
	0.00	\$2,650	\$26,250	\$28,900

Assessment Ratio: 0.6659128270

Fair Market Value: 43400.00

Tax Information

[Print Tax Bill](#)

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	213.11
<u>Second:</u>	213.10
<u>Third:</u>	0.00
<u>Total Tax Due:</u>	426.21
<u>Base Tax:</u>	480.87
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>First Dollar Credit:</u>	54.66
<u>Amount Paid:</u> (View payment history info below)	0.00
<u>Current Balance Due:</u>	426.21
<u>Interest:</u>	0.00
<u>Total Due:</u>	426.21

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

2025 Property Record | Waushara County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 12/12/2025 9:35:01 AM

Owner Address

POY SIPPI AUTO CENTER PLUS LLC ,
PO BOX 284
POY SIPPI, WI 54967-

Owner

POY SIPPI AUTO CENTER PLUS LLC

Property Information

Parcel ID: 024007711300

Document # 457569

Tax Districts:

BERLIN AREA SCHOOL DISTRICT
POY SIPPI SANI DIST

Property Description

For a complete legal description, see recorded document.

LOT 3 BLK 23 ORIGINAL PLAT

Municipality: 024-TOWN OF POY SIPPI

Property Address:

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	0.00	\$7,250	\$2,500	\$9,750
	0.00	\$7,250	\$2,500	\$9,750

Assessment Ratio: 0.6659128270

Fair Market Value: 14700.00

Tax Information

[Print Tax Bill](#)

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	53.79
<u>Second:</u>	53.79
<u>Third:</u>	0.00
<u>Total Tax Due:</u>	107.58
<u>Base Tax:</u>	162.24
<u>Special Assessment:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>First Dollar Credit:</u>	54.66
<u>Amount Paid:</u> (View payment history info below)	0.00
<u>Current Balance Due:</u>	107.58
<u>Interest:</u>	0.00
<u>Total Due:</u>	107.58

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

2025 Property Record | Waushara County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 12/12/2025 9:28:31 AM

Owner Address

POY SIPPI AUTO CENTER PLUS LLC ,
PO BOX 284
POY SIPPI, WI 54967-

Owner

POY SIPPI AUTO CENTER PLUS LLC

Property Information

Parcel ID: 024007710760
Document # 457569
Tax Districts:
BERLIN AREA SCHOOL DISTRICT
POY SIPPI SANI DIST

Property Description

For a complete legal description, see recorded document.

S 1/2 LOT 5 & PT OF LOT 6 BLK 14 ORIGINAL PLAT
Municipality: 024-TOWN OF POY SIPPI
Property Address: N4364 STATE ROAD 49

Land Valuation

<u>Code</u>	<u>Acres</u>	<u>Land</u>	<u>Impr.</u>	<u>Total</u>
2	0.00	\$10,650	\$156,200	\$166,850
	0.00	\$10,650	\$156,200	\$166,850

Assessment Ratio: 0.6659128270

Fair Market Value: 250600.00

Tax Information

[Print Tax Bill](#)

<u>Installment</u>	<u>Amount</u>
<u>First:</u>	1,978.77
<u>Second:</u>	1,360.76
<u>Third:</u>	0.00
<u>Total Tax Due:</u>	3,339.53
<u>Base Tax:</u>	2,776.19
<u>Special Assessment:</u>	618.00
<u>Lottery Credit:</u>	0.00
<u>First Dollar Credit:</u>	54.66
<u>Amount Paid:</u> (View payment history info below)	0.00
<u>Current Balance Due:</u>	3,339.53
<u>Interest:</u>	0.00
<u>Total Due:</u>	3,339.53

Special Assessment Detail

<u>Code</u>	<u>Description</u>	<u>Amount</u>
016	DELINQUENT SEWER - 016	618.00
		618.00

*No data found for Delinquent Tax Summary, Payment History in 2025

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

WAUSHARA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

POY SIPPI AUTO CENTER PLUS LLC



Parcel Number: 024007710770
Bill Number: 26142

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 7, T19N, R13E
PT OF LOT 6 BLK 14 ORIGINAL PLAT
0.000 ACRES

26142/024007710770
POY SIPPI AUTO CENTER PLUS
PO BOX 284
POY SIPPI WI 54967

Please inform treasurer of address changes.

ASSESSED VALUE LAND 2,650		ASSESSED VALUE IMPROVEMENTS 26,250		TOTAL ASSESSED VALUE 28,900		AVERAGE ASSMT. RATIO 0.665912827		NET ASSESSED VALUE RATE 0.01663885 (Does NOT reflect credits)		NET PROPERTY TAX 426.21																																																																																
ESTIMATED FAIR MARKET VALUE LAND 4,000		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 39,400		TOTAL ESTIMATED FAIR MARKET VALUE 43,400		<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>		School taxes also reduced by school levy tax credit 58.58																																																																																		
<table><tr><td colspan="2">TAXING JURISDICTION</td><td>2024 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2025 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2024 NET TAX</td><td>2025 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td colspan="2">STATE OF WISCONSIN</td><td>0</td><td>0</td><td></td><td>0.00</td><td></td></tr><tr><td colspan="2">WAUSHARA COUNTY</td><td>51,198</td><td>50,083</td><td>215.47</td><td>211.15</td><td>-2.0%</td></tr><tr><td colspan="2">TOWN OF POY SIPPI</td><td>163,545</td><td>172,028</td><td>21.98</td><td>21.99</td><td>0.0%</td></tr><tr><td colspan="2">BERLIN AREA SCH DIST</td><td>1,498,999</td><td>1,343,676</td><td>192.75</td><td>205.00</td><td>6.4%</td></tr><tr><td colspan="2">MORaine PARK VTAE DIST</td><td>82,429</td><td>81,630</td><td>22.62</td><td>22.17</td><td>-2.0%</td></tr><tr><td colspan="2">POY SIPPI SANI DIST</td><td>0</td><td>0</td><td>20.17</td><td>20.56</td><td>1.9%</td></tr><tr><td colspan="2">TOTAL</td><td>1,796,171</td><td>1,647,417</td><td>472.99</td><td>480.87</td><td>1.7%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-56.38</td><td>-54.66</td><td>-3.1%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>416.61</td><td>426.21</td><td>2.3%</td></tr></table>												TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	STATE OF WISCONSIN		0	0		0.00		WAUSHARA COUNTY		51,198	50,083	215.47	211.15	-2.0%	TOWN OF POY SIPPI		163,545	172,028	21.98	21.99	0.0%	BERLIN AREA SCH DIST		1,498,999	1,343,676	192.75	205.00	6.4%	MORaine PARK VTAE DIST		82,429	81,630	22.62	22.17	-2.0%	POY SIPPI SANI DIST		0	0	20.17	20.56	1.9%	TOTAL		1,796,171	1,647,417	472.99	480.87	1.7%	FIRST DOLLAR CREDIT				-56.38	-54.66	-3.1%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				416.61	426.21	2.3%	<div>TOTAL DUE: \$426.21</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2026</div> <div>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</div>	
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FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
MORaine PARK VTAE DIST	10,779	3.73	2045			

PAY 1ST INSTALLMENT OF: \$213.11

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007710770
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26142

PAY 2ND INSTALLMENT OF: \$213.10

BY JULY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WAUSHARA COUNTY TREASURER
JESSICA JAEGER
380 S TOWNLINE RD
WAUTOMA, WI 54982

PIN# 024007710770
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26142

PAY FULL AMOUNT OF: \$426.21

BY JANUARY 31, 2026

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007710770
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26142

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

WAUSHARA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

POY SIPPI AUTO CENTER PLUS LLC



Parcel Number: 024007711300
Bill Number: 26188

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 7, T19N, R13E
LOT 3 BLK 23 ORIGINAL PLAT
0.000 ACRES

26188/024007711300
POY SIPPI AUTO CENTER PLUS
PO BOX 284
POY SIPPI WI 54967

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,250		ASSESSED VALUE IMPROVEMENTS 2,500		TOTAL ASSESSED VALUE 9,750		AVERAGE ASSMT. RATIO 0.665912827		NET ASSESSED VALUE RATE 0.01663885 (Does NOT reflect credits)		NET PROPERTY TAX 107.58																																																																														
ESTIMATED FAIR MARKET VALUE LAND 10,900		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 3,800		TOTAL ESTIMATED FAIR MARKET VALUE 14,700		<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>		School taxes also reduced by school levy tax credit 19.76																																																																																
<table><tr><th colspan="2">TAXING JURISDICTION</th><th>2024 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2025 EST. STATE AIDS ALLOCATED TAX DIST.</th><th>2024 NET TAX</th><th>2025 NET TAX</th><th>% TAX CHANGE</th></tr><tr><td colspan="2">STATE OF WISCONSIN</td><td>0</td><td>0</td><td></td><td>0.00</td><td></td></tr><tr><td colspan="2">WAUSHARA COUNTY</td><td>51,198</td><td>50,083</td><td>72.69</td><td>71.24</td><td>-2.0%</td></tr><tr><td colspan="2">TOWN OF POY SIPPI</td><td>163,545</td><td>172,028</td><td>7.42</td><td>7.42</td><td>0.0%</td></tr><tr><td colspan="2">BERLIN AREA SCH DIST</td><td>1,498,999</td><td>1,343,676</td><td>65.03</td><td>69.16</td><td>6.4%</td></tr><tr><td colspan="2">MORaine PARK VTAE DIST</td><td>82,429</td><td>81,630</td><td>7.63</td><td>7.48</td><td>-2.0%</td></tr><tr><td colspan="2">POY SIPPI SANI DIST</td><td>0</td><td>0</td><td>6.80</td><td>6.94</td><td>2.1%</td></tr><tr><td colspan="2">TOTAL</td><td>1,796,171</td><td>1,647,417</td><td>159.57</td><td>162.24</td><td>1.7%</td></tr><tr><td colspan="4">FIRST DOLLAR CREDIT</td><td>-56.38</td><td>-54.66</td><td>-3.1%</td></tr><tr><td colspan="4">LOTTERY AND GAMING CREDIT</td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td colspan="4">NET PROPERTY TAX</td><td>103.19</td><td>107.58</td><td>4.3%</td></tr></table>												TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE	STATE OF WISCONSIN		0	0		0.00		WAUSHARA COUNTY		51,198	50,083	72.69	71.24	-2.0%	TOWN OF POY SIPPI		163,545	172,028	7.42	7.42	0.0%	BERLIN AREA SCH DIST		1,498,999	1,343,676	65.03	69.16	6.4%	MORaine PARK VTAE DIST		82,429	81,630	7.63	7.48	-2.0%	POY SIPPI SANI DIST		0	0	6.80	6.94	2.1%	TOTAL		1,796,171	1,647,417	159.57	162.24	1.7%	FIRST DOLLAR CREDIT				-56.38	-54.66	-3.1%	LOTTERY AND GAMING CREDIT				0.00	0.00	0.0%	NET PROPERTY TAX				103.19	107.58	4.3%
TAXING JURISDICTION		2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE																																																																																		
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							<div>TOTAL DUE: \$107.58</div> <div>FOR FULL PAYMENT</div> <div>PAY BY:</div> <div>JANUARY 31, 2026</div> <div>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</div>																																																																																	

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORaine PARK VTAE DIST	10,779	1.26	2045				

PAY 1ST INSTALLMENT OF: \$53.79
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007711300
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26188

PAY 2ND INSTALLMENT OF: \$53.79
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
WAUSHARA COUNTY TREASURER
JESSICA JAEGER
380 S TOWNLINE RD
WAUTOMA, WI 54982

PIN# 024007711300
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26188

PAY FULL AMOUNT OF: \$107.58
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007711300
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26188



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

WAUSHARA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

POY SIPPI AUTO CENTER PLUS LLC



Parcel Number: 024007710760
Bill Number: 26141

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
N4364 STATE ROAD 49
Sec. 7, T19N, R13E
S 1/2 LOT 5 & PT OF LOT 6 BLK 14 ORIGINAL PLAT
0.000 ACRES

26141/024007710760
POY SIPPI AUTO CENTER PLUS
PO BOX 284
POY SIPPI WI 54967

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,650	ASSESSED VALUE IMPROVEMENTS 156,200	TOTAL ASSESSED VALUE 166,850	AVERAGE ASSMT. RATIO 0.665912827	NET ASSESSED VALUE RATE 0.01663885 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 2721.53 DELINQUENT SEWER 618.00
ESTIMATED FAIR MARKET VALUE LAND 16,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 234,600	TOTAL ESTIMATED FAIR MARKET VALUE 250,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 338.22	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0		0.00	
WAUSHARA COUNTY	51,198	50,083	1,243.99	1,219.05	-2.0%
TOWN OF POY SIPPI	163,545	172,028	126.90	126.94	0.0%
BERLIN AREA SCH DIST	1,498,999	1,343,676	1,112.87	1,183.50	6.3%
MORaine PARK VTAE DIST	82,429	81,630	130.58	128.02	-2.0%
POY SIPPI SANI DIST	0	0	116.45	118.68	1.9%
TOTAL	1,796,171	1,647,417	2,730.79	2,776.19	1.7%
FIRST DOLLAR CREDIT			-56.38	-54.66	-3.1%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			2,674.41	2,721.53	1.8%
TOTAL DUE: \$3,339.53 FOR FULL PAYMENT PAY BY: JANUARY 31, 2026 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MORaine PARK VTAE DIST	10,779	21.54	2045				

PAY 1ST INSTALLMENT OF: \$1,978.77
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007710760
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26141

PAY 2ND INSTALLMENT OF: \$1,360.76
BY JULY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WAUSHARA COUNTY TREASURER
JESSICA JAEGER
380 S TOWNLINE RD
WAUTOMA, WI 54982

PIN# 024007710760
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26141

PAY FULL AMOUNT OF: \$3,339.53
BY JANUARY 31, 2026

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF POY SIPPI
LORI RYCKMAN
N3090 STATE ROAD 49
BERLIN, WI 54923-8366

PIN# 024007710760
POY SIPPI AUTO CENTER PLUS LLC
BILL NUMBER: 26141






INCLUDE THIS STUB WITH YOUR PAYMENT





INCLUDE THIS STUB WITH YOUR PAYMENT

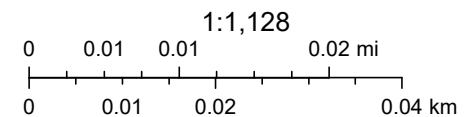


INCLUDE THIS STUB WITH YOUR PAYMENT

 Parcels
  Township
  LOCAL

 Sections
 Roads
 2020Image

 STATE HIGHWAY
  Red: Band 1

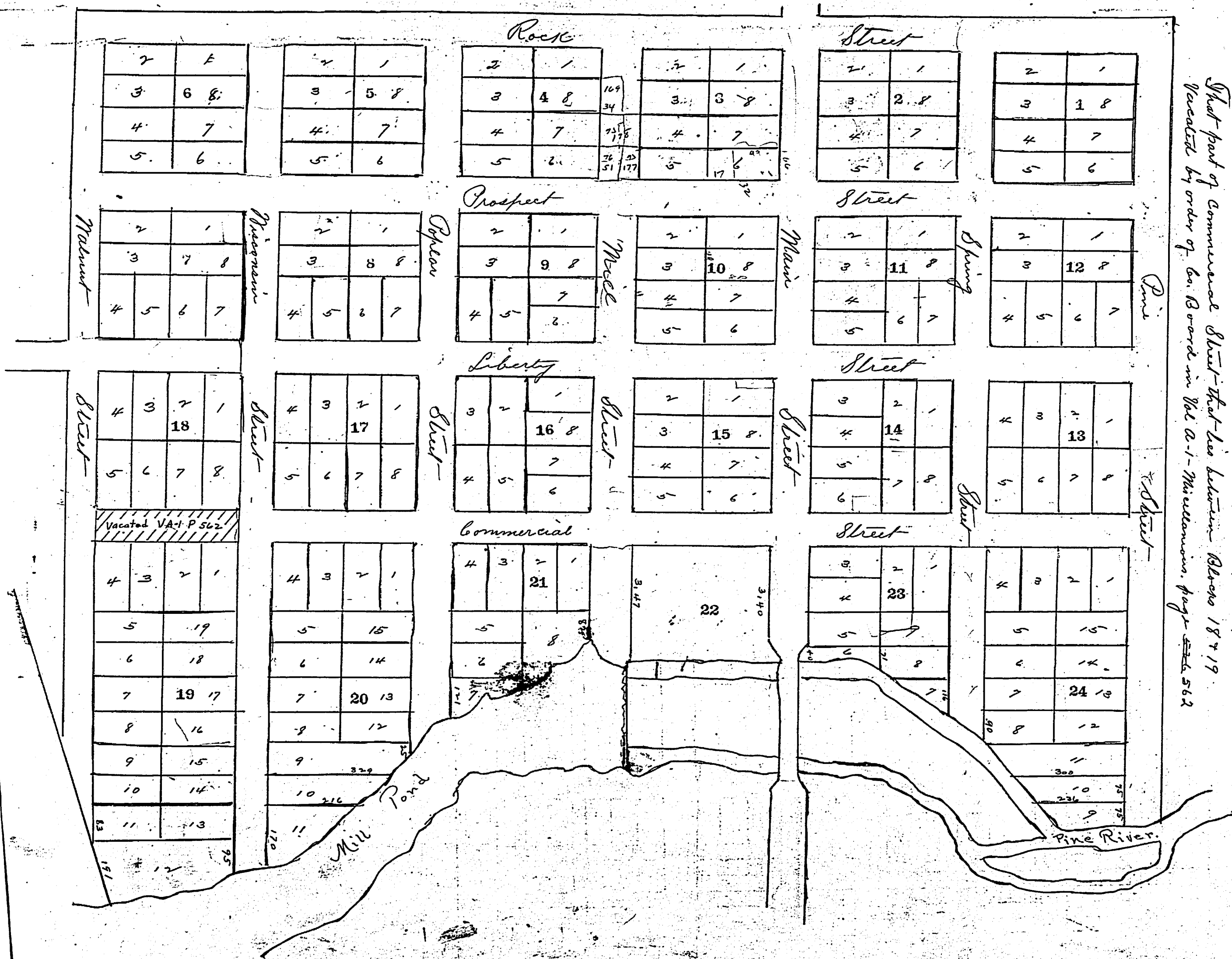


This map is NOT a survey and cannot be used as such. It is NOT suitable for finding property lines or to determine encroachments. It is for general reference only and any other use is prohibited. -Wauashara County Land Records

POYSIPI.

For an Act of the Legislature vacating certain
locks and streets in the Village of Poyisipi.
See Volume A-4 Page 361.

That part of Commercial Street that lies between Adams 18 & 19
vacated by order of the Board in Vol A-1-Miscellaneous page 562



Lots are 40 Eads
or 60 x 132 ft
Odd size lots measurements
are given in links
75 = 75 links or .75
chain

Cartographer

I hereby certify that I have surveyed & laid out on the E 1/2 of the
N. W. 1/4 of the E 1/2 of the N. E. 1/4 of Section 7 in Township 1 N. of Range
13 - a village plot of which the adjoining diagram is a correct representation
& the following a correct description.
Town of Spring, Main. Mill. Cedar. Wisconsin & Walnut Streets are four
 rods wide & run N. 23° E. Rock, Prospect, Liberty & Commercial Streets are
 of the same width & run S 67° E. At E. of the blocks from 1 to 18 are square
 & are divided into lots four rods by eight. Block 22 is in one lot, bounded
 on the south by the River. Lot 12 in Block 19, Lots 9, 10, & 11 in Block 20
 Lots 7 & 8 in 21. Lots 6, 7 & 8 in 23. & 9, 10 & 11 in Block 24 are
 bounded on one side by the River & Pond and are as represented on the
 plot. The scale of said plat being 8 rods to 1 inch.
 Given under my hand this 17th. of August 1856.

J. Ch. Hall, County Surveyor.
By C. H. Storer Deputy.

George Hawley Prothonotary.

State of Wisconsin }
Washington County }

By it Remembered that on the 22nd day of September
A. D. 1856, personally came before me the above named
George Hawley to wit known to be the person who executed
the above plat, and acknowledge the same to be
his free act and deed for the uses and purposes
therein mentioned.

Simon Reed
Justice of the Peace

Recorded Oct. 1, 1856, at 12 o'clock m.
J. S. Ingraham Register.