

KENOSHA COUNTY

BOARD OF SUPERVISORS

RESOLUTION NO.

| | |
|--|--|
| Subject: RESOLUTION AUTHORIZING TRANSFER OF A PARCEL TAKEN BY TAX DEED TO THE CITY OF KENOSHA FOR A DETERMINED PRICE TO COVER TAXES | |
| Original <input checked="" type="checkbox"/> Corrected <input type="checkbox"/> 2nd Correction <input type="checkbox"/> Resubmitted <input type="checkbox"/> | |
| Date Submitted: | Date Resubmitted: |
| Submitted By: Finance Committee | |
| Fiscal Note Attached <input type="checkbox"/> | Legal Note Attached <input type="checkbox"/> |
| Prepared By: John F. Moyer Sr. Asst. Corporation Counsel | Signature: <i>John F. Moyer</i> |

WHEREAS, Kenosha County took a tax deed in 2018 by tax deed foreclosure (a copy of the tax deed and tax summary including parcel number and address is attached as exhibit A), and

WHEREAS, the City of Kenosha has expressed an interest in taking this property for redevelopment (see Exhibit B), will pay the \$30 recording fees for this transfer, and

WHEREAS, the City of Kenosha has indicated that its intent with this parcel is to secure a developer to build single-family, owner-occupied residences on this property (see Exhibit B), and

WHEREAS, many benefits are derived for the public from the return to lawful use of tax delinquent parcels, and

WHEREAS, in order to further the process of transfer of these properties and to expend the resources necessary to return them to use, the City has agreed to pay the delinquent property taxes due (\$8705.28) to Kenosha County and to work with the developer on the unpaid special assessments due to the City on this property (\$745,754.90) and

WHEREAS, considerable time and resources have already been expended in coordinating the taking and transfer of these properties.

NOW THEREFORE BE IT RESOLVED that the Kenosha County Board of Supervisors hereby agrees to authorize the transfer of this parcel to the City of Kenosha for the amount of taxes due Kenosha County, taking into account the significant assessments due the City which the City will be responsible for with their developer; and

BE IT FURTHER RESOLVED now and in the future that the Kenosha County Executive and County Clerk are hereby authorized to execute the appropriate documents in order to execute this transaction in accordance with law.

Respectfully submitted by:

FINANCE COMMITTEE

| | <u>Aye</u> | <u>No</u> | <u>Abstain</u> |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| <hr/> Terry Rose, Chairman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> Dave Geertsen, Vice Chair | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> John Franco | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> Erin Decker | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> William Grady | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> John Poole | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> Tim Stocker | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Exhibit A

COUNTY TAX DEED

Return to: Kenosha Co. Clerk,
1010 56th St., Kenosha WI 53140

Tax Parcel Number # 07-222-23-450-002

TO ALL TO WHOM THESE PRESENTS
SHALL COME, GREETING:

WHEREAS KENOSHA COUNTY, STATE OF WISCONSIN, has deposited in the office of the County Clerk of the County of Kenosha, in the State of Wisconsin, One (1) Certificate of Teri A. Jacobson, the then County Treasurer of said County, whereby it appears, as the fact is, that the following described piece or parcel of land lying and being situated in the County of Kenosha, State of Wisconsin, to-wit:

Exempt #14 (Foreclosure) (Tirabassi Investments LLP)

FEE EXEMPT

This document is exempt from fee per sec. 77.25(14) Stats.

14

Part of the Southeast 1/4 of Section 23, Town 2 North, Range 22 East of the Fourth Principal Meridian, City of Kenosha, Kenosha County, Wisconsin, and being more particularly described as follows Commencing at a point on the centerline of 47th Avenue 664 71 feet north of the Southwest corner of said Quarter Section, thence north along the west line of said quarter-section 664 70 feet, thence east along the centerline of 27th Street 1139 12 feet to the west right-of-way line of 43rd Avenue as described in Volume 1389 Page 95 recorded in the Kenosha County Register of Deeds Office on April 4, 1990, thence south along the west boundary of the 43rd Avenue right-of-way 634 64 feet to the north line of Rosewood Subdivision, thence west along the north line of said subdivision 1135 93 feet to the point of beginning EXCLUDING THEREFROM the west 33 feet for public use for 47th Avenue, ALSO EXCLUDING THEREFROM that portion of 27th Street as described in Volume 1384 Page 168 Document #837350 recorded in the Kenosha County Register of Deeds Office on Feb 22, 1990, ALSO EXCLUDING THEREFROM the north 30 feet as described in Document #1639225 recorded in the Kenosha County Register of Deeds Office on Feb 10, 2011

Was, for non-payment of taxes, sold by the said Treasurer of said County, at public auction at the County Treasurer's office, in the County of Kenosha, on the 1st day of September, in the year of our Lord, Two Thousand Eleven, to the said Kenosha County for the sum of One Hundred Forty-One Thousand and Seven Hundred Seventy-Three Dollars and 99 cents in the whole, which sum was the amount of taxes assessed and due, and unpaid on said tract of land, together with the costs and charges of such sale, due therewith at the time of making such sale, the whole of which sum of money has been paid by the aforesaid purchaser;

AND WHEREAS it further appears, as the fact is, that the owners or claimants of said lands have not redeemed from said sale the lands which were sold as aforesaid, and said lands are now unredeemed from such sale, whereby said described lands have become forfeited and the said purchaser, its successors or assigns, is entitled to a conveyance thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the County of Kenosha in said State, and the State of Wisconsin, in consideration of the said money aforesaid, and the premises, and in conformity to law, has given and hereby do give, grant and convey the tract of land above described, together with the hereditament and appurtenances, to the said Kenosha County, and to its successors and assigns, to their sole use and benefit FOREVER.

IN TESTIMONY WHEREOF, I, Mary T. Kubicki, the County Clerk of the County of Kenosha, have executed this Deed, pursuant to and in virtue of the authority in me vested by the statutes of the State of Wisconsin, and for and on behalf of said State, and the County of Kenosha aforesaid, and have hereunto subscribed my name officially, and affixed the seal of the said County, at Kenosha, in said County of Kenosha this 14 day of May, in the year of our Lord, Two Thousand Eighteen.

Mary T. Kubicki
Mary T. Kubicki, County Clerk, Kenosha County, WI

ACKNOWLEDGMENT
STATE OF WISCONSIN)
SS.

Kenosha County)
Personally came before me this
14 day of May, 2018
Mary T. Kubicki
to me known to be the person(s)
who executed the foregoing
instrument and acknowledge the
same.

This instrument was drafted by:
Mary T. Kubicki

Regina Bachochin
Regina Bachochin
Notary Public Kenosha County, WI
Comm. Exp. date: 12/06/2020

DOCUMENT
1619361
RECORDED
At Kenosha County, Kenosha WI 53140
Jocelyn H. Sturz, Register of Deeds
May 17, 2018 8:46 AM
530.88
14
Page 1

Kenosha County Property Information Web Portal - Tax Balance Report

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GCS
Report/Print engine
List & Label © Version 18:
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1991-2013

Property: 07-222-23-450-002

| Tax Year | Prop Type | Parcel Number | Municipality | Property Address | Billing Address |
|----------|-------------|-------------------|-----------------------|------------------|-----------------|
| 2022 ▼ | Real Estate | 07-222-23-450-002 | 241 - CITY OF KENOSHA | 47TH AVE | |

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Payment Information

Payoff Date: Thursday, August 31, 2023 Total Due: \$ 754460.18

Payment total will change unless payment is received by Treasurer's Office on or before payoff date.
Total Amount Due Based on Data Received as of Friday, August 25, 2023.

Tax Balance Summary

| Tax Year | Certificate Number | General Property Tax Due | Special s | Woodlan d | Interest Charge | Penalty Charge | Other Charges | Amount Due |
|----------|--------------------|--------------------------|-----------|-----------|-----------------|----------------|---------------|------------|
| 2010 | 2410836 | 275.25 | 154.43 | 0.00 | 648.82 | 324.40 | 95.00 | 1497.90 |
| 2011 | 2410816 | 273.08 | 31828.08 | 0.00 | 44620.61 | 22310.31 | 0.00 | 99032.08 |
| 2012 | 2410755 | 154.36 | 38578.26 | 0.00 | 49190.43 | 24595.22 | 0.00 | 112518.27 |
| 2013 | 2410691 | 152.71 | 36033.76 | 0.00 | 41614.44 | 20807.22 | 0.00 | 98608.13 |
| 2014 | 2410636 | 142.59 | 34181.47 | 0.00 | 35353.78 | 17676.89 | 0.00 | 87354.73 |
| 2015 | 2410606 | 143.16 | 32673.34 | 0.00 | 29863.02 | 14931.51 | 0.00 | 77611.03 |
| 2016 | 1713 | 140.64 | 31888.68 | 0.00 | 25303.17 | 12651.58 | 0.00 | 69984.07 |
| 2017 | 0 | 146.30 | 30272.10 | 0.00 | 20380.33 | 10190.16 | 0.00 | 60988.89 |
| 2018 | 0 | 133.49 | 28659.57 | 0.00 | 15836.18 | 7918.09 | 0.00 | 52547.33 |
| 2019 | 0 | 0.00 | 32902.71 | 0.00 | 14148.17 | 7074.08 | 0.00 | 54124.96 |
| 2020 | 0 | 0.00 | 25340.03 | 0.00 | 7855.41 | 3927.70 | 0.00 | 37123.14 |
| 2021 | 0 | 0.00 | 1279.40 | 0.00 | 243.09 | 121.54 | 0.00 | 1644.03 |
| 2022 | 0 | 0.00 | 1290.15 | 0.00 | 90.31 | 45.16 | 0.00 | 1425.62 |

Interest/Penalty Date | 08/25/2023

07-222-23-450-002

| Year | Tax | Interest through 5/14/18 | Penalty through 5/14/18 | Taking Fees Ag Use | Total |
|------|--------|--------------------------|-------------------------|--------------------|---------|
| 2010 | 275.25 | 242.22 | 121.11 | 125 | 763.58 |
| 2011 | 273.08 | 207.54 | 103.77 | | 584.39 |
| 2012 | 154.36 | 98.79 | 49.4 | | 302.55 |
| 2013 | 152.71 | 79.41 | 39.7 | | 271.82 |
| 2014 | 142.59 | 57.04 | 28.52 | | 228.15 |
| 2015 | 143.16 | 40.08 | 20.04 | | 203.28 |
| 2016 | 140.64 | 22.5 | 11.25 | | 174.39 |
| 2017 | 146.3 | 5.85 | 2.93 | | 155.08 |
| 2018 | 133.49 | | | | 133.49 |
| 2019 | | | | 5888.55 | 5888.55 |
| | | | | | 8705.28 |

Kenosha County Property Information Web Portal - Property Summary



Report/Print engine
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1991-2013

Property: 07-222-23-450-002

| Tax Year | Prop Type | Parcel Number | Municipality | Property Address | Billing Address |
|-------------------------|-------------------------|-------------------|-----------------------|------------------|---|
| 2022 | Real Estate | 07-222-23-450-002 | 241 - CITY OF KENOSHA | 47TH AVE | COUNTY OF KENOSHA C/O COUNTY CLERK 1010 56TH ST KENOSHA WI 53140 |
| Tax Year Legend: | | | | | |
| | = owes prior year taxes | = not assessed | = not taxed | Delinquent | Current |

Summary

Property Summary

| | |
|-------------------------|---------------------|
| Parcel #: | 07-222-23-450-002 |
| Alt. Parcel #: | 0722223450002 |
| Parcel Status: | Current Description |
| Creation Date: | 1/1/2010 |
| Historical Date: | |
| Acres: | 16.150 |
| Zoning: | |

Property Addresses

| Primary | Address |
|-------------------------------------|-----------------------|
| <input checked="" type="checkbox"/> | 47TH AVE SOMERS 53171 |

Owners

| Name | Status | Ownership Type | Interest |
|---------------------------|---------------|----------------|----------|
| COUNTY OF KENOSHA | CURRENT OWNER | | |
| TIRABASSI INVESTMENTS LLP | FORMER OWNER | | |

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

PT OF N 1/2 OF SW 1/4 OF SE 1/4 SEC 23 T 2 R 22 COM 664.71 FT N OF SW COR SD 1/4 TH N 664.70 FT THE E ALG N LN OF S 1/2 OF 1/4 1139.12 FT TO W LN 43RD AVE AS DEDICATED V 1389 P 95 TH S ALG 43RD AVE 634.64 FT TO N LN ROSEWOOD SUB TH W ALG SUB 1135.93 FT TO POB EXC W 33 FT FOR 47TH AVE ALSO EX PORTION OF 27TH ST DEDICATED IN V 1384 P 168 ANNEX ORD 1-94 EXC N 30 FT FOR 27TH ST ROW DOC#1639225 (1995 ANNEX 80-4-222-234-0600) (2010 PT 07-222-23-450-001) (2011 LOT LINE ADJUSTMENT) V 1013 P 279 16.66 AC DOC #951448 DOC#1249147 DOC#1819381

Public Land Survey - Property Descriptions

| Primary | Section | Town | Range | Qtr 40 | Qtr 160 | Gov Lot | Block/Condo Bldg | Type # | Plat |
|-------------------------------------|---------|------|-------|--------|---------|---------|------------------|--------|------------------|
| <input checked="" type="checkbox"/> | 23 | 02 N | 22 E | | SE | | | | METES AND BOUNDS |

District

| Code ▲ | Description | Category |
|---------------|---------------------------|-------------------|
| | KENOSHA COUNTY | OTHER DISTRICT |
| | LOCAL | OTHER DISTRICT |
| 2793 | KENOSHA UNIF SCHOOL DIST | REGULAR SCHOOL |
| 0600 | GATEWAY TECHNICAL COLLEGE | TECHNICAL COLLEGE |

Associated Properties

No Associated properties were found

GIS Map



Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 16.150

2022 valuations

| Class | Acres | Land | Improvements | Total |
|--------------------|--------------|-------------|---------------------|--------------|
| X3 - COUNTY | 0.000 | 0 | 0 | 0 |
| ALL CLASSES | 0.000 | 0 | 0 | 0 |

2021 valuations

| Class | Acres | Land | Improvements | Total |
|--------------------|--------------|-------------|---------------------|--------------|
| X3 - COUNTY | 0.000 | 0 | 0 | 0 |
| ALL CLASSES | 0.000 | 0 | 0 | 0 |

Taxes

Tax Summary

Bill #: 0

Net Mill Rate: 0.00000000

Lottery Credits

| Claims | Date | Amount |
|--------|------|--------|
| 0 | | 0.00 |

Installments

| Due Date ▲ | Amount |
|------------|---------|
| 1/31/2023 | 1290.15 |
| 4/30/2023 | 0.00 |
| 7/31/2023 | 0.00 |

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

| Description | Amount | Paid | Due |
|--|----------------|-------------|----------------|
| Gross Tax | 0.00 | - | - |
| School Credit | 0.00 | - | - |
| <input checked="" type="checkbox"/> Total | 0.00 | - | - |
| KENOSHA COUNTY | 0.00 | | |
| First Dollar Credit | 0.00 | - | - |
| Lottery Credit | 0.00 | - | - |
| Net Tax | 0.00 | 0.00 | 0.00 |
| Special Assessments | 0.00 | 0.00 | 0.00 |
| Special Charges | 0.00 | 0.00 | 0.00 |
| <input checked="" type="checkbox"/> Delinquent Utility | 1290.15 | 0.00 | 1290.15 |
| PrivateForest Crop | 0.00 | 0.00 | 0.00 |
| Woodland Tax Law | 0.00 | 0.00 | 0.00 |
| Managed Forest Land | 0.00 | 0.00 | 0.00 |
| Other Charges | 0.00 | 0.00 | 0.00 |
| Interest | - | 0.00 | 90.31 |
| Penalty | - | 0.00 | 45.16 |
| TOTAL | 1290.15 | 0.00 | 1425.62 |

Tax History

Interest/Penalty Date 08/28/2023

| Year | Amount | Interest Paid | Penalties Paid | Paid | Last Paid | Amount Due | Status |
|------|----------|---------------|----------------|------|-----------|------------|----------------------|
| 2022 | 1290.15 | 0.00 | 0.00 | 0.00 | N/A | 1425.62 | No Payment Collected |
| 2021 | 1279.40 | 0.00 | 0.00 | 0.00 | N/A | 1644.03 | No Payment Collected |
| 2020 | 25340.03 | 0.00 | 0.00 | 0.00 | N/A | 37123.14 | No Payment Collected |
| 2019 | 32902.71 | 0.00 | 0.00 | 0.00 | N/A | 54124.96 | No Payment Collected |
| 2018 | 28793.06 | 0.00 | 0.00 | 0.00 | N/A | 52547.33 | No Payment Collected |
| 2017 | 30418.40 | 0.00 | 0.00 | 0.00 | N/A | 60988.89 | No Payment Collected |

TOTAL : 120023.75 0 0 0 - 20

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax B

Document History

| Doc # | Type | Date | Vol / Page | # Pages | Signed Date | Transfer Date | Sale Amount | # Properties |
|----------------|------------------------|------------------|--------------|----------|------------------|------------------|--------------------|--------------|
| <u>1819381</u> | <u>COUNTY TAX DEED</u> | <u>5/17/2018</u> | | <u>0</u> | <u>5/14/2018</u> | <u>5/14/2018</u> | <u>\$0.00</u> | <u>1</u> |
| <u>1639225</u> | <u>WE</u> | <u>2/10/2011</u> | <u>0 / 0</u> | | | <u>5/5/2010</u> | <u>\$17,000.00</u> | <u>1</u> |



Kenosha County Property Information Web Portal - Tax Balance Report



Report-/Print engine
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Property: 07-222-23-450-002

| Tax Year | Prop Type | Parcel Number | Municipality | Property Address | Billing Address |
|----------|-------------|-------------------|-----------------------|------------------|-----------------|
| 2022 | Real Estate | 07-222-23-450-002 | 241 - CITY OF KENOSHA | 47TH AVE | |

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Payment Information

Payoff Date: Thursday, August 31, 2023 **Total Due: \$ 754460.18**

Payment total will change unless payment is received by Treasurer's Office on or before payoff date.
Total Amount Due Based on Data Received as of Monday, August 28, 2023.

Tax Balance Summary

| Tax Year | Certificate Number | General Property Tax Due | Special s | Woodlan d | Interest Charge | Penalty Charge | Other Charges | Amount Due |
|----------|--------------------|--------------------------|-----------|-----------|-----------------|----------------|---------------|------------|
| 2010 | 2410836 | 275.25 | 154.43 | 0.00 | 648.82 | 324.40 | 95.00 | 1497.90 |
| 2011 | 2410816 | 273.08 | 31828.08 | 0.00 | 44620.61 | 22310.31 | 0.00 | 99032.08 |
| 2012 | 2410755 | 154.36 | 38578.26 | 0.00 | 49190.43 | 24595.22 | 0.00 | 112518.27 |
| 2013 | 2410691 | 152.71 | 36033.76 | 0.00 | 41614.44 | 20807.22 | 0.00 | 98608.13 |
| 2014 | 2410636 | 142.59 | 34181.47 | 0.00 | 35353.78 | 17676.89 | 0.00 | 87354.73 |
| 2015 | 2410606 | 143.16 | 32673.34 | 0.00 | 29863.02 | 14931.51 | 0.00 | 77611.03 |
| 2016 | 1713 | 140.64 | 31888.68 | 0.00 | 25303.17 | 12651.58 | 0.00 | 69984.07 |
| 2017 | 0 | 146.30 | 30272.10 | 0.00 | 20380.33 | 10190.16 | 0.00 | 60988.89 |
| 2018 | 0 | 133.49 | 28659.57 | 0.00 | 15836.18 | 7918.09 | 0.00 | 52547.33 |
| 2019 | 0 | 0.00 | 32902.71 | 0.00 | 14148.17 | 7074.08 | 0.00 | 54124.96 |
| 2020 | 0 | 0.00 | 25340.03 | 0.00 | 7855.41 | 3927.70 | 0.00 | 37123.14 |
| 2021 | 0 | 0.00 | 1279.40 | 0.00 | 243.09 | 121.54 | 0.00 | 1644.03 |
| 2022 | 0 | 0.00 | 1290.15 | 0.00 | 90.31 | 45.16 | 0.00 | 1425.62 |

Interest/Penalty Date 08/28/2023

Kenosha County Property Information Web Portal - Property Summary



Report/Print engine
List & Label @ Version 19:
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| Tax Year | Prop Type | Parcel Number | Municipality | Property Address | Billing Address |
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| Tax Year Legend: | | | | | |
| | = owes prior year taxes | | = not assessed | = not taxed | Delinquent Current |

Summary

Property Summary

| | |
|-------------------------|---------------------|
| Parcel #: | 07-222-23-450-002 |
| Alt. Parcel #: | 0722223450002 |
| Parcel Status: | Current Description |
| Creation Date: | 1/1/2010 |
| Historical Date: | |
| Acres: | 16.150 |
| Zoning: | |

Property Addresses

| Primary | Address |
|--------------------------|-----------------------|
| <input type="checkbox"/> | 47TH AVE SOMERS 53171 |

Owners

| Name | Status | Ownership Type | Interest |
|---------------------------|---------------|----------------|----------|
| COUNTY OF KENOSHA | CURRENT OWNER | | |
| TIRABASSI INVESTMENTS LLP | FORMER OWNER | | |

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

PT OF N 1/2 OF SW 1/4 OF SE 1/4 SEC 23 T 2 R 22 COM 664.71 FT N OF SW COR SD 1/4 TH N 664.70 FT THE E ALG N LN OF S 1/2 OF 1/4 1139.12 FT TO W LN 43RD AVE AS DEDICATED V 1389 P 95 TH S ALG 43RD AVE 634.64 FT TO N LN ROSEWOOD SUB TH W ALG SUB 1135.93 FT TO POB EXC W 33 FT FOR 47TH AVE ALSO EX PORTION OF 27TH ST DEDICATED IN V 1384 P 168 ANNEX ORD 1-94 EXC N 30 FT FOR 27TH ST ROW DOC#1639225 (1995 ANNEX 80-4-222-234-0600) (2010 PT 07-222-23-450-001) (2011 LOT LINE ADJUSTMENT) V 1013 P 279 16.66 AC DOC #951448 DOC#1249147 DOC#1819381

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| Primary | Section | Town | Range | Qtr 40 | Qtr 160 | Gov Lot | Block/Condo Bldg | Type # | Plat |
|--------------------------|---------|------|-------|--------|---------|---------|------------------|--------|------------------|
| <input type="checkbox"/> | 23 | 02 N | 22 E | | SE | | | | METES AND BOUNDS |

District

| Code ▲ | Description | Category |
|---------------|---------------------------|-------------------|
| | KENOSHA COUNTY | OTHER DISTRICT |
| | LOCAL | OTHER DISTRICT |
| 2793 | KENOSHA UNIF SCHOOL DIST | REGULAR SCHOOL |
| 0600 | GATEWAY TECHNICAL COLLEGE | TECHNICAL COLLEGE |

Associated Properties

No Associated properties were found

GIS Map



Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 16.150

2022 valuations

| Class | Acres | Land | Improvements | Total |
|--------------------|--------------|----------|--------------|----------|
| X3 - COUNTY | 0.000 | 0 | 0 | 0 |
| ALL CLASSES | 0.000 | 0 | 0 | 0 |

2021 valuations

| Class | Acres | Land | Improvements | Total |
|--------------------|--------------|----------|--------------|----------|
| X3 - COUNTY | 0.000 | 0 | 0 | 0 |
| ALL CLASSES | 0.000 | 0 | 0 | 0 |

Taxes

Tax Summary

Bill #: 0

Net Mill Rate: 0.00000000

Lottery Credits

| Claims | Date | Amount |
|--------|------|--------|
| 0 | | 0.00 |

Installments

| Due Date ▲ | Amount |
|------------|---------|
| 1/31/2023 | 1290.15 |
| 4/30/2023 | 0.00 |
| 7/31/2023 | 0.00 |

Payments

No payments were found

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

| Description | Amount | Paid | Due |
|--|----------------|-------------|----------------|
| Gross Tax | 0.00 | - | - |
| School Credit | 0.00 | - | - |
| <input checked="" type="checkbox"/> Total | 0.00 | - | - |
| KENOSHA COUNTY | 0.00 | | |
| First Dollar Credit | 0.00 | - | - |
| Lottery Credit | 0.00 | - | - |
| Net Tax | 0.00 | 0.00 | 0.00 |
| Special Assessments | 0.00 | 0.00 | 0.00 |
| Special Charges | 0.00 | 0.00 | 0.00 |
| <input checked="" type="checkbox"/> Delinquent Utility | 1290.15 | 0.00 | 1290.15 |
| PrivateForest Crop | 0.00 | 0.00 | 0.00 |
| Woodland Tax Law | 0.00 | 0.00 | 0.00 |
| Managed Forest Land | 0.00 | 0.00 | 0.00 |
| Other Charges | 0.00 | 0.00 | 0.00 |
| Interest | - | 0.00 | 90.31 |
| Penalty | - | 0.00 | 45.16 |
| TOTAL | 1290.15 | 0.00 | 1425.62 |

Tax History

Interest/Penalty Date 08/28/2023

| Year | Amount | Interest Paid | Penalties Paid | Paid | Last Paid | Amount Due | Status |
|------|----------|---------------|----------------|------|-----------|------------|----------------------|
| 2022 | 1290.15 | 0.00 | 0.00 | 0.00 | N/A | 1425.62 | No Payment Collected |
| 2021 | 1279.40 | 0.00 | 0.00 | 0.00 | N/A | 1644.03 | No Payment Collected |
| 2020 | 25340.03 | 0.00 | 0.00 | 0.00 | N/A | 37123.14 | No Payment Collected |
| 2019 | 32902.71 | 0.00 | 0.00 | 0.00 | N/A | 54124.96 | No Payment Collected |
| 2018 | 28793.06 | 0.00 | 0.00 | 0.00 | N/A | 52547.33 | No Payment Collected |
| 2017 | 30418.40 | 0.00 | 0.00 | 0.00 | N/A | 60988.89 | No Payment Collected |

TOTAL 120023.75 0 0 0 - 20

* The totals shown here represent only the items in the grid. For more detailed information see 'Tax B

Document History

| Doc # | Type | Date | Vol / Page | # Pages | Signed Date | Transfer Date | Sale Amount | # Properties |
|----------------|------------------------|------------------|--------------|----------|------------------|------------------|--------------------|--------------|
| <u>1819381</u> | <u>COUNTY TAX DEED</u> | <u>5/17/2018</u> | | <u>0</u> | <u>5/14/2018</u> | <u>5/14/2018</u> | <u>\$0.00</u> | <u>1</u> |
| <u>1639225</u> | <u>WE</u> | <u>2/10/2011</u> | <u>0 / 0</u> | | | <u>5/5/2010</u> | <u>\$17,000.00</u> | <u>1</u> |



Exhibit B



JOHN W. MORRISSEY
City Administrator

August 25, 2023

Ms. Samantha Kerkman
Kenosha County Executive
1010 56th Street
Kenosha, WI 53140
VIA EMAIL: Samantha.Kerkman@kenoshacounty.org

Mr. Gabe Nudo
Chairperson County Board of Supervisors
1010 56th Street
Kenosha, WI 53140
VIA EMAIL: Gabe.Nudo@kenoshacounty.org

Reference: Parcel 07-222-23-450-002 (2701 47th Avenue)

Ms. Kerkman and Mr. Nudo,


This letter is to formally request your consideration to sell the land located at 2701 47th Avenue, parcel number 07-222-23-450-002 to the City of Kenosha. The City of Kenosha would then work on securing a developer to build single family, owner-occupied residences on this property.

The property was taken under a tax lien for failure to pay property taxes and special assessments. As of August 25, 2023, the total unpaid balance of taxes and special assessments is \$754460.18. The special assessments are from the Kenosha Water Utility and City of Kenosha road construction project. It is my understanding that the balance of unpaid taxes as well as the agriculture assessment is \$8705.28.

Pursuant to WI State Statute 75.35 (2)(f) and in conformance with the recent US Supreme Court ruling in *Tyler v Hennepin County (MN)* docket #22-166, the City will pay the delinquent property taxes due and will work with the potential developer on the unpaid special assessments that are due to the City of Kenosha as the taxing entity.

Please let me know if the County is willing to sell the property to the City of Kenosha and what steps are needed to complete this sale and transfer of title. It is our belief that having the land developed with single family owner occupied homes is a benefit to all the taxing bodies

Respectfully,



John W. Morrissey
City Administrator

REVIEWB

25 AUG 23 08:28 AJOHNM

CITY OF KENOSHA - REAL ESTATE INQUIRY

CITY OF KENOSHA

PARCEL NUMBER: 07-222-23-450-002

NAME KEY: KENOSHA COUNTY

ADDRESS KEY: AV047 02701

OLD PARCEL:

PROPERTY
NAME KENOSHA COUNTY
ADDR 02701 047 AV
CITY KENOSHA 53144

MAIL TO
KENOSHA COUNTY
C/O COUNTY CLERK
1010 56TH ST

Ald Dist: 5 Ward:12 ROCCO J. LAMACCHIA S KENOSHA WI 53140
Voting Loc:MOOSE LODGE 3003 30TH AVE

SEE MAP! MULTIPLE CODES

Base Zone:A-2

CLASS:COUNTY EXEMPT

PROP USE: VAC VACANT LAND

LAND USE:

ACRES:

LAND VALUE:

IMPROVMENTS:

TOTAL VALUE:

LAST UPDATED: 5/30/18

F1/PREV

F2/NEXT

ESC/EXIT

F3/LEGAL

F4/CAMA

F5/SPC ASMT

F6/OWNERS

F7/PRINT

F8/VALUE HIST

F9/ZONE

F10/TAXVIEW

Special Assessments

Delq Old Taxes:YES Delq Curr:YES

BID: ASMT YR:2023 INACTIVE:

(Lottery Credit NOT Included in Net Tax)

COUNTY NET TAX: .00