

2021 Real Estate Tax Summary

04/25/2022 11:17 AM

Page 1 Of 1

Parcel #: 006-00388-0000
Alt. Parcel #:

006 - TOWN OF COLBURN
ADAMS COUNTY, WISCONSIN

Tax Address:

ANDREW S KOSZUTH
LYNN S KOSZUTH
2715 SANDRA LN
WAUKESHA WI 53186

Owner(s):

O = Current Owner, C = Current Co-Owner

O - KOSZUTH, ANDREW S
C - KOSZUTH, LYNN S

Districts:

SC = School, SP = Special

Type Dist #

Description

SC 0014 ADAMS-FRIENDSHIP SCHOOL

Property Address(es):

* = Primary

* 315 COUNTYROAD C

Abbreviated Description:

Acres:

39.960

(See recorded documents for a complete legal description.)

2018 MFL ENTRY 38AC CLOSED

Parcel History:

Date	Doc #	Vol/Page	Type
12/22/2016	532171		WD
05/05/2015	522009		TOD110
04/16/2012	502525		MISC
04/20/2007	464574		QCD
		1577/19	
		1577/18	

Plat: * = Primary

* 1764-1764 CERTIFIED SURVEY MAP

Tract: (S-T-R 40% 160% GL)

22-19N-07E NE NE

Block/Condo Bldg:

LOT 2

Tax Bill #:	32104	Net Mill Rate	0.016277711	Installments	
		Gross Tax	493.31		
		School Credit	39.16		
Land Value	7,200	Total	454.15	1	01/31/2022
Improve Value	20,700	First Dollar Credit	57.02	2	07/31/2022
Total Value	27,900	Lottery Credit	0.00		
Ratio	0.9489	Net Tax	397.13		
Fair Mkt Value	29,400				

	Amt Due	Amt Paid	Balance
Net Tax	397.13	397.13	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	387.60	387.60	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	784.73	784.73	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
12/21/2021	57	T	784.73

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

Adams County, WI Web Portal - Property Summary

Property: 006-00388-0000

Search powered by



Report-Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2022 ▼	Real Estate	006-00388-0000	006 - TOWN OF COLBURN	315 COUNTYROAD C	ANDREW S KOSZUTH LYNN S KOSZUTH 2715 SANDRA LN WAUKESHA WI 53186
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	006-00388-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	12/6/2017
Historical Date:	
Acres:	39.960

Property Addresses

Primary ▲	Address
	315 COUNTYROAD C

Owners

Name	Status	Ownership Type	Interest
KOSZUTH, ANDREW S	CURRENT OWNER		
KOSZUTH, LYNN S	CURRENT CO-OWNER		
LANGER, MARY S	FORMER OWNER		
WINDSCHIEGL, ROBERT L	FORMER OWNER		
WINDSCHIEGL, ROBERT L	FORMER OWNER		

Parent Parcels

Parcel Number ▲	Creation Date
006-00388-0000	12/28/2016

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

2018 MFL ENTRY 38AC CLOSED

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
	22	19 N	07 E	NE	NE			LOT	2	1764 CERTIFIED SURVEY MAP

District

Code ▲	Description	Category
	ADAMS COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
1400	MID STATE TECHNICAL COL	TECHNICAL COLLEGE
	STATE OF WISCONSIN	OTHER DISTRICT
0014	ADAMS-FRIENDSHIP SCHOOL	REGULAR SCHOOL

Associated Properties

No Associated properties were found

Building Information**Buildings****Assessments****Assessment Summary**

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 39.960

2022 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	1.960	7200	33000	40200
W6 - MFL CLOSED POST 04	38.000	91200	0	91200
ALL CLASSES	39.960	98400	33000	131400

2021 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	1.960	7200	20700	27900
W6 - MFL CLOSED POST 04	38.000	91200	0	91200
ALL CLASSES	39.960	98400	20700	119100

Taxes

Taxes have not been finalized for the year 2022

Document History

Doc #	Type	Date	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
532171	WARRANTY DEED	12/22/2016		0		12/14/2016	\$85,000.00	1
522009	TRANSFER ON DEATH 110	6/5/2015		0		5/5/2015	\$103,800.00	1
502525	DEED	4/16/2012		0			\$0.00	0
464574	QUIT CLAIM DEED	4/20/2007		0			\$0.00	0
			1577 / 19				\$0.00	0
			1577 / 18				\$0.00	0

PLAT OF SURVEY

295357
Joseph L. Steffes
627 N. Bristol St.
Sun Prairie WI. 53590

CERTIFIED SURVEY MAP # 1164
DOCUMENT #

SURVEYOR'S CERTIFICATE

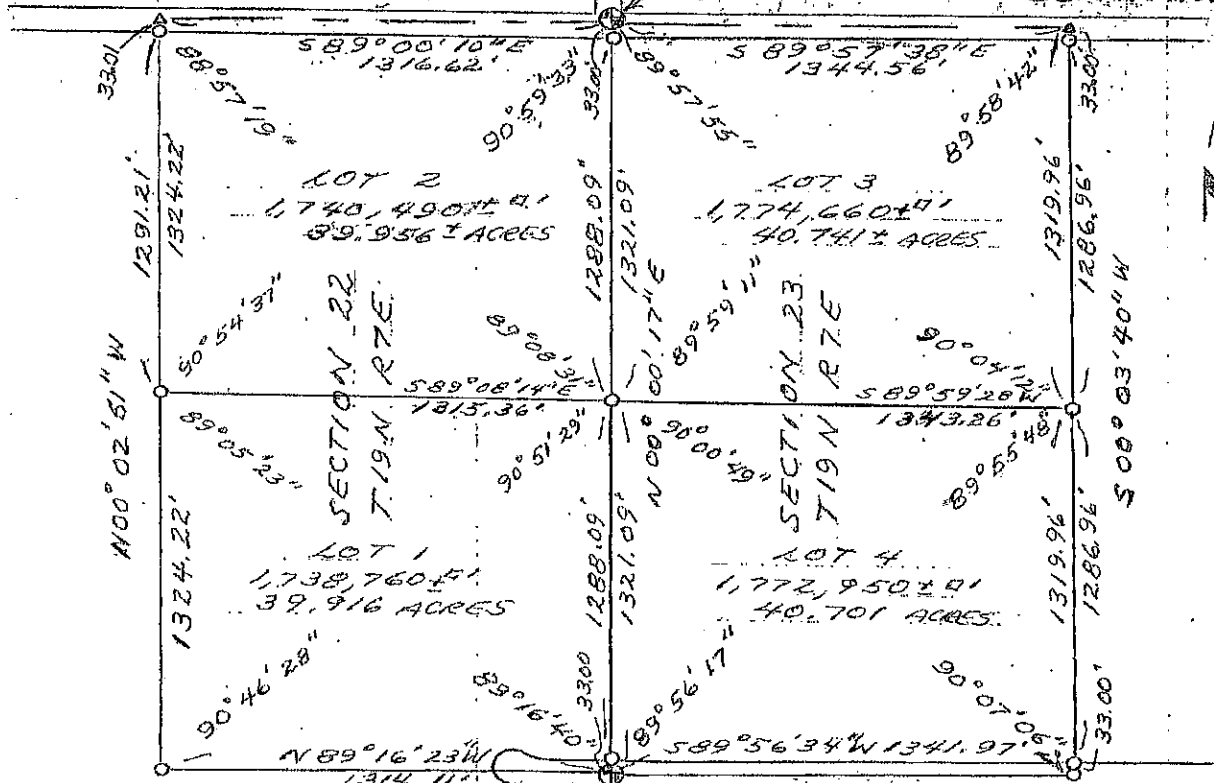
I hereby certify the following described lands were surveyed and mapped under my direction and in full compliance with Chapter 236.34 of the Wisconsin Statutes and that the map is a correct representation of the boundaries thereof in accordance with the information furnished.

Joseph L. Steffes
Joseph L. Steffes, R. L. S. #5656

Surveyed for R. D. Macgregor 4463 N.
Newhall St. Mil. WI. 53211

THE EAST HALF OF THE NW 1/4 OF SEC. 22, T. 19 N., R. 7 E., AND THE WEST HALF OF THE NW 1/4 SEC. 23, T. 19 N., R. 7 E.

COUNTY TRUNK 3RD HIGHWAY "C" 66' R.O.W.



BLACKHAWK DR. 66' R.O.W.

Bearings are referenced to section survey of Wisconsin Mapping Service 1983.

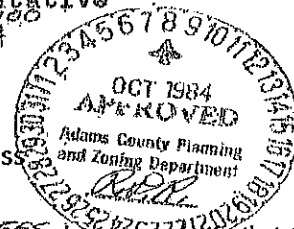
Approved for recording by the Adams County Planning and Zoning Committee
action of

Authorized Representative

SCALE = 1 INCH = 500 FT.

STATE OF WISCONSIN

COUNTY OF DANE



LEGEND

- IRON PIPES FOUND
- 1" x 24" IRON PIPES SET, 1.13 LB/FT.
- STONE MONUMENT FOUND
- △ IRON PINS SET "P. K."
- 2" x 30" IRON PIPES SET, 3.65 LB/FT.
- HARRISON CAST IRON MONUMENT

I, JOSEPH L. STEFFES, do hereby certify that the above described property has been surveyed under my direction on the 28 TH day of APRIL, 1984, and said survey is according to official records and

is a correct representation of the lot lines and building lines shown hereon.

Received for record this 1984 day of

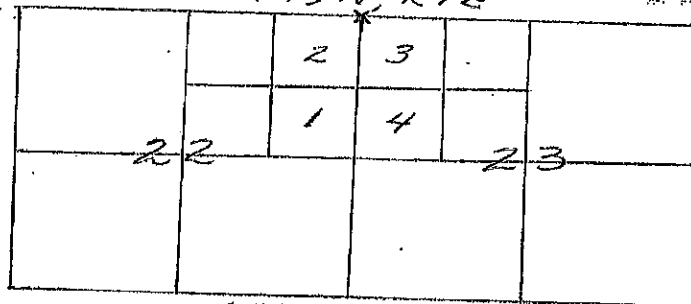
at M and recorded in Vol. of Certified Survey Maps of Adams Co.

Registered Land Surveyor S. 656

CERTIFIED SURVEY MAP # 1764

DOCUMENT #

T19N, R7E



LOCATION MAP

1 INCH = 1/2 MILE

LOT 1: The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec.22, T19N, R7E, more particularly described as follows:

Commencing at the NE Corner of said Sec.22, thence S00° 00' 17"W I321.09 feet to an iron stake and the point of beginning of this description, thence continue S00° 00' 17"W I321.09 feet to a monument which is the East Quarter Corner of said Sec.22, thence N89° 16' 23"W I314.11 feet, thence N00° 02' 51"W I324.22 feet, thence S89° 08' 14"E I315.36 feet to the point of beginning. Lot 1 contains 39.916 acres and is subject to a 33 foot highway easement along the South line.

LOT 2: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec.22, T19N, R7E, more particularly described as follows:

Beginning at the NE Corner of said Sec.22, thence S00° 00' 17"W I321.09 feet, thence N89° 08' 14"W I315.36 feet, thence N00° 02' 51"W I324.22 feet, thence S89° 00' 10"E I316.62 feet to the point of beginning. Lot 2 contains 39.956 acres more or less and is subject to a 33 foot highway easement along the North line.

LOT 3: The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec.23, T19N, R7E, more particularly described as follows:

Beginning at the NW Corner of said Sec.23, thence S89° 57' 38"E I344.56 feet, thence S00° 03' 40"W I319.96 feet, thence S89° 59' 28"W I343.26 feet, thence N00° 00' 17"E I321.09 feet to the point of beginning. Lot 3 contains 40.741 acres more or less and is subject to a 33 foot highway easement along the North line.

LOT 4: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec.23, T19N, R7E, more particularly described as follows:

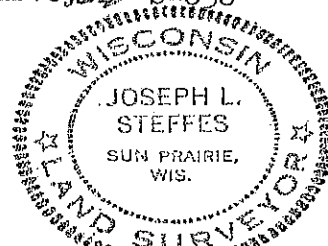
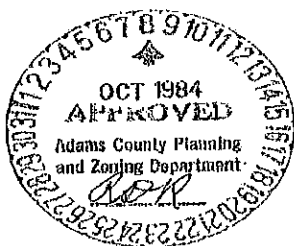
Commencing at the NW Corner of said Sec.23, thence S00° 00' 17"W I321.09 feet to an iron stake and the point of beginning of this description, thence continue S00° 00' 17"W I321.09 feet to a monument which is the West Quarter Corner of said Sec.23, thence N89° 56' 34"E I341.97 feet, thence N00° 03' 40"E I319.96 feet, thence S89° 59' 28"W I343.26 feet to the point of beginning. Lot 4 contains 40.701 acres more or less and is subject to a 33 foot highway easement along the South line.

Received for record this 8 day of October, 1984 at 2:45 P.M. and recorded in Vol. 7 of Certified Survey Maps of Adams Co.

Page 14-15.

Register of Deeds

Kevin David L. Steffes
Joann Reichert
 Registered Land Surveyor S-656



**Managed Forest Law - Order of Designation
issued by Wisconsin Department of Natural Resources**

Order No: 01-049-2018

Effective Date: January 1, 2018

In the matter of designation of land located in
Adams County, Township of Colburn
as Managed Forest Land under Chapter 77 Wisconsin Statutes,
for a period of 25 years on petition of the following parties:

Landowner(s): **ANDREW S. KOSZUTH**

LYNN S. KOSZUTH

Address:

2715 SANDRA LN
WAUKESHA, WI 53188-2024



8 0 3 0 1 8 2
Tx:4022232

537887

**RECORDED-ADAMS COUNTY WI
REGISTER OF DEEDS OFFICE
JODI M. HELGESON-REGISTER
11/21/2017 11:37 AM
RECORDING FEE: 30.00
TRANSFER FEE:
DOR EXEMPT #:
OF PAGES: 5**

Register of Deeds:
Return document and invoice to:
Department of Natural Resources
Forest Tax Program
PO Box 7963, Madison, WI 53707



See Parcel Identification No. on the following pages

Findings of Fact

1. The Petitioner has filed a timely petition under s.77.82(2), Wis. Stats., and in accordance with s.77.82, Wis. Stats., to enter the land as Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of s.77.82(1), Wis. Stats.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land within a reasonable period of time.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

Conclusions of Law

The Department of Natural Resources, pursuant to s. 77.82(8), Wis. Stats., based upon the foregoing Findings of Fact is required to approve the petitioners' petition and designate the land described in the petition as Managed Forest Land.

Order

It is hereby ordered that the legal descriptions listed on the following pages of the order be designated Managed Forest Land.

Date: November 13, 2017

**Notice of Appeal Rights on
next page of document**

Pursuant to s. 77.91(6), Wis. Stats., the authentication requirements of s.706.05(2)(b), Wis. Stats., do not apply to this order.

This instrument drafted by State of Wisconsin
Department of Natural Resources

State of Wisconsin
Department of Natural Resources
For the Secretary

By

Jeffrey S. Simon, Forest Tax Operations Specialist
(608) 267-2109
Forest Tax Program

Form 2450-167 (R 3/06) N657



NOTICE OF APPEAL OR REVIEW RIGHTS MANAGED FOREST LAW

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

Pursuant to section 77.90, Wis. Stats., a petitioner under section 77.82, Wis. Stats., or an owner of managed forest land who is adversely affected by a decision of the Department under Subch VI, Ch. 77, Wis. Stats., other than as provided in sections 77.88(2)(ac)3., (2)(c), and (3m), Wis. Stats., may request a contested case hearing pursuant to section 227.42, Wis. Stats. You have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. A petition for hearing must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30 day period for filing a petition for judicial review.



Managed Forest Law - Order of Designation
issued by Wisconsin Department of Natural Resources

Order No: 01-049-2018

Effective Date: January 1, 2018

Town-Range-Sec	Description	Parcel Identification No.	Open Acres	Closed Acres	Total Acres
19N-07E-22	NENE, PART OF	006-00388-0000	0.000	38.000	38.000
		CSM: Lot 1 of 2 CSM 1764 Vol 7 Pg 14-15 Doc 295357			
		Total Acreage for Order	0.000	38.000	38.000



ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry 01-049-2018

State of Wisconsin Dept. of Natural Resources
MANAGED FOREST LAW MAP
 Form 2450-133 (R 1/14)

Acreage Entered 38.000

Owner's Name Andrew S. Koszuth		<input type="checkbox"/> Multiple Owners	Municipality Name Colburn		County Adams
Township # 19N	Range # 07	<input checked="" type="checkbox"/> East <input type="checkbox"/> West	Section 22	Open Acres 0.000	Closed Acres 38.000

Closed Area  Open Area 

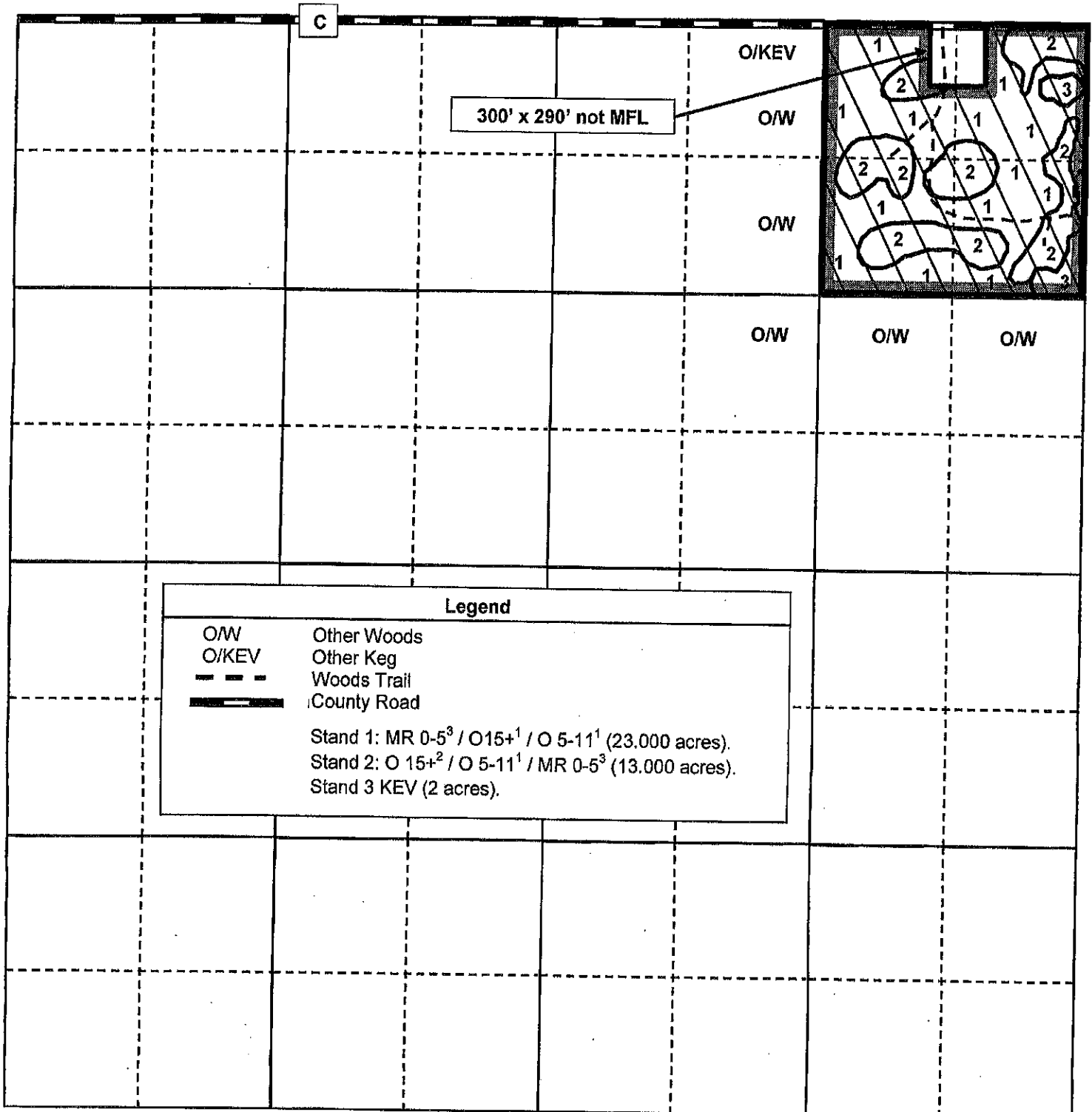


Prepared By:
Charles Webster

Date:

05/13/2017

Section Diagram 8" = 1 Mile





8 0 1 8 9 9 2
Tx:4013264

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Mary S. Langer

and **Andrew S. Koszuth and Lynn S. Koszuth, husband and wife as survivorship marital property** ("Grantor," whether one or more),

— ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Adams County, State of Wisconsin ("Property")

Lot Two (2) of Certified Survey Map No. 1764 recorded in the Adams County Register of Deeds Office in Volume 7 of Certified Survey Maps, page 14-15, as Document No. 395357, in the Town of Colburn, Adams County, Wisconsin.

Recording Area

Name and Return Address

Andrew & Lynn Koszuth
2715 Sandra Ln.
Waukegan, WI 53186

006-00388-0000

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions and ordinances of record.

Dated 12/19/16

(SEAL)

Mary S. Langer
* Mary S. Langer

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

 authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Mark J. Gieringer

ACKNOWLEDGMENT

STATE OF WISCONSIN

Dano

COUNTY

Personally came before me on 12/19/66
the above-named **Mary S. Langer**

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission expires 3/3/19 / is permanent

