

# Real Estate Sawyer County Property Listing

Today's Date: 6/30/2022

Property Status: **Current**

Created On: 2/6/2007 7:55:52 AM

## Description Updated: 7/31/2018

**Tax ID:** 31302  
**PIN:** 57-028-2-42-07-31-4 01-000-000010  
 Legacy PIN: 028742314101  
 Map ID: .13.1  
 Municipality: (028) TOWN OF SPIDER LAKE  
 STR: S31 T42N R07W  
 Description: PRT NESE & PRT SESE, CSM 5/298 #1054  
 Recorded Acres: 5.000  
 Lottery Claims: 0  
 First Dollar: Yes  
 Zoning: (F-1) Forestry One  
 (RR1) Residential/Recreational One  
 ESN: 403

## Tax Districts Updated: 2/6/2007

1 State of Wisconsin  
 57 Sawyer County  
 028 Town of Spider Lake  
 572478 Hayward Community School District  
 001700 Technical College

## Recorded Documents Updated: 9/12/2019

- WARRANTY DEED**  
Date Recorded: 8/1/2019 [419107](#)
- CORRECTION INSTRUMENT**  
Date Recorded: 8/30/2019 [419642](#)
- TERMINATION OF DECEDENTS INTEREST**  
Date Recorded: 6/24/2019 [418402](#)
- TRANSFER ON DEATH DEED**  
Date Recorded: 7/17/2018 [413342](#)
- WARRANTY DEED**  
Date Recorded: 5/8/2001 [290754](#)
- CERTIFIED SURVEY MAP**  
Date Recorded: 4/10/1978 [164120](#)

## Ownership Updated: 1/8/2020

**RANDY D & MELANIE R THOMPSON** CAMERON WI

<b>Billing Address:</b>	<b>Mailing Address:</b>
<b>RANDY D &amp; MELANIE R THOMPSON</b>	<b>RANDY D &amp; MELANIE R THOMPSON</b>
1329 18 3/4 ST CAMERON WI 54822	1329 18 3/4 ST CAMERON WI 54822

## Site Address \* indicates Private Road

11822W STATE HWY 77 HAYWARD 54843

## Property Assessment Updated: 9/10/2013

<b>2022 Assessment Detail</b>			
Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.000	35,000	46,800
<b>2-Year Comparison</b>			
	2021	2022	Change
<b>Land:</b>	35,000	35,000	0.0%
<b>Improved:</b>	46,800	46,800	0.0%
<b>Total:</b>	81,800	81,800	0.0%

## Property History

N/A

# Real Estate Sawyer County Tax Record

LISTING FOR TAX YEAR: 2021

Today's Date: 6/30/2022

<a href="#">Tax Records:</a>	<a href="#">2021</a>	<a href="#">2020</a>	<a href="#">2019</a>	<a href="#">2018</a>	<a href="#">2017</a>	<a href="#">2016</a>	<a href="#">2015</a>	<a href="#">2014</a>	<a href="#">2013</a>	<a href="#">2012</a>	<a href="#">2011</a>	<a href="#">2010</a>
	<a href="#">2009</a>	<a href="#">2008</a>	<a href="#">2007</a>	<a href="#">2006</a>								

## Property Identification

<b>Tax ID:</b>	31302
<b>PIN:</b>	57-028-2-42-07-31-4 01-000-000010
Legacy PIN:	028742314101
Map ID:	.13.1

## 2021 Ownership Billing Address

RANDY D & MELANIE R THOMPSON	RANDY D & MELANIE R THOMPSON 1329 18 3/4 ST CAMERON WI 54822
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## 2021 Property Values

Total Land Value:	35,000
Total Improved Value:	46,800
Total Forestry Land Value:	0
<b>Total Value:</b>	<b>81,800</b>
Estimated Fair Market - Land:	39,700
Estimated Fair Market - Improved:	53,100
Estimated Fair Market - Forest Land:	0
<b>Total Estimated Fair Market:</b>	<b>92,800</b>

## 2021 Levy & Tax Information

Aggregate Ratio:	0.8808
Mill Rate:	0.010788909
School Credit:	98.76

## Specials

N/A

## 2021 Tax Bill Status: Paid In Full

	Due	Paid	Balance
Gross Real Estate	882.54		
First Dollar Credit	- 46.28		
Lottery Credit	- 0.00		
Real Estate	836.26	836.26	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utilities	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Managed Forest Open	0.00	0.00	0.00
Managed Forest Closed	0.00	0.00	0.00
<b>Amount Due:</b>			<b>0.00</b>

## Installments

Installment #	Due	Payable To	Amount
Installment 1	1/31/2022	Municipality	418.13
Installment 2	7/31/2022	County	418.13
<b>Total -&gt;</b>			<b>836.26</b>

## Payments

Receipt #	Posted	Paid By	Amount
<a href="#">22028-00222</a>	1/3/2022	MELANIE R THOMPSON	836.26

**Payment****Pay your property taxes to the proper treasurer as identified on the front of this tax bill.****Failure to Pay Timely**

If your tax bill qualifies and if you choose to pay your taxes in installments, then you must pay each installment on or before 5 working days after the due date or the **TOTAL** amount of your remaining unpaid taxes, special assessments, special charges and special taxes (if any) will be delinquent. (sec. 74.11(7) or 74.12 & 74.87, Wis. Stats.) All delinquent taxes are subject to **interest of 1% per month** (fraction of a month counts as a whole month) from February 1 until paid, and in addition, is subject to **penalty of 0.25% per month**. (sec. 74.47, Wis. Stats.) The payment must be received by the treasurer within 5 working days of the due date. Due to variations in mail delivery you may want to pay the installment in person to the municipal or county treasurer on or before 5 working days after the due date.

**SAWYER COUNTY TREASURER**

10610 MAIN STREET SUITE 16 , PO BOX 935  
HAYWARD WI 54843-0935  
(715) 634-4868

[treasurer@sawyercountygov.org](mailto:treasurer@sawyercountygov.org)

**Personal Property**

Personal property taxes, except improvements on leased land, must be paid in full to the municipal treasurer on or before 5 working days after January 31 or the taxes are delinquent.

**Receipts**

Provide/include a copy of this tax bill, payment stub, or Tax ID number with your payment. **Receipts will NOT be mailed unless a self-addressed, stamped envelope is included.** A receipt can also be printed from the Sawyer County website at <http://tas.sawyercountygov.org>. If making payment by check, your tax receipt is not valid until the check has cleared all banks.

**Est. Fair Market**

**ESTIMATED FAIR MARKET VALUE.** In addition to the assessed value, Wisconsin law requires that your taxation district show the estimated fair market value of taxable property on property tax bills for all classifications except agricultural land. This estimated fair market value reflects the approximate market value of your property as of January 1 of the year shown at the top of this bill. Note: Land classified undeveloped or agricultural forest is assessed at 50% of market value under Wisconsin law. Additional property value information may be available on your municipality or county website. (See below: Use Value Assessment)

**Referenda / Resolutions**

For informational purposes only - Wisconsin law requires information to be displayed for any temporary property tax increases approved through a referendum or resolution by a county, municipality, school district, or technical college. If you would like more information, contact the taxing jurisdiction directly.

**Use Value Assessment**

Wisconsin law does not require that the estimated fair market value be shown for agricultural land. Any parcel benefiting from use value assessment may be subject to a penalty under sec. 74.485, Wis. Stats., if the use of the parcel changes. If you would like more information, contact your local assessor or the Department of Revenue, PO Box 8971, Madison WI 53708-8971.

**County Property and Tax information Web Site:** <http://tas.sawyercountygov.org>

**Additional Tax Credits Available**

Certain Wisconsin property owners and renters may qualify for additional tax credits and/or loan assistance under special programs administered by the Wisconsin Department of Revenue (DOR), the Department of Agriculture, Trade and Consumer Protection (DATCP), Wisconsin Housing and Economic Development Authority (WHEDA). Some income and residency restrictions apply. For more information on several of these programs, visit the DOR website: [revenue.wi.gov](http://revenue.wi.gov).

Income Tax Credits -

Wisconsin Department of Revenue; Box 8949;  
Madison WI 53708-8949

- **Homestead Credit**

(email: [dorhomesteadcredit@wisconsin.gov](mailto:dorhomesteadcredit@wisconsin.gov))

- **Farmland Preservation Credit**

(email: [dorfarmlandpreservationcredit@wisconsin.gov](mailto:dorfarmlandpreservationcredit@wisconsin.gov))

- **School Property Tax Credit**

(email: [dorincome@wisconsin.gov](mailto:dorincome@wisconsin.gov))

- **Veterans and Surviving Spouses Property Tax Credit**

(email: [dorincome@wisconsin.gov](mailto:dorincome@wisconsin.gov))

DATCP Credit -

Wisconsin Department of Agriculture, Trade and Consumer Protection; Box 8911; Madison WI 53708-8911

- **Farmland Preservation Credit**

Loan Assistance -

WHEDA; Box 1728, Madison WI 53701-1728

- **Property Tax Deferral Loans for the Elderly**

(email: [underwriting@wheda.com](mailto:underwriting@wheda.com))

Property Tax Credits -

Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov) – Wisconsin Department of Revenue 6-97; Box 8971; Madison WI 53708-8971

- **Lottery and Gaming Credit**

(email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov))

- **First Dollar Credit**

(email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov))

- **School Levy Tax Credit**

(email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov))

**TOWN OF SPIDER LAKE TREASURER**  
 GEORGE BRANDT

C/O KATHY OVERMAN  
 13477N MURPHY BLVD  
 HAYWARD WI 54843  
 Phone: 715-462-3977  
 Fax: 715-462-9000

**STATE OF WISCONSIN - SAWYER COUNTY**  
**REAL ESTATE PROPERTY TAX BILL FOR 2021**

RANDY D & MELANIE R THOMPSON  
**TOWN OF SPIDER LAKE**

**PAYMENTS** should reference: **Tax ID: 31302**

**DOCUMENT RECORDING**, or anything Else should reference:

**Alternate/Legacy ID:** 028-742-31 4101

**PIN:** 57-028-2-42-07-31-4 01-000-000010

**Ownership:** RANDY D & MELANIE R THOMPSON

**RANDY D & MELANIE R THOMPSON**  
 1329 18 3/4 ST  
 CAMERON WI 54822

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

**Property Description / Location of Property**

**Site Address:** 11822W STATE HWY 77

**Description:** Sec 31 Tn 42 Rg 07 PRT NESE & PRT SESE, CSM 5/298 #1054

Please include self-addressed, stamped envelope for return receipt.  
 Please inform your treasurer of any billing address changes.

**Acreage:** 5.000

**Document:** 419107

<b>Assessed Value</b>			<b>Average Assessment Ratio</b>	<b>Net Assessed Value Rate</b> (Does NOT reflect lottery or first dollar credit) 0.010788909	<b>Real Estate Tax:</b> 882.54	
<u>Land</u>	<u>Improved</u>	<u>Total</u>				<b>First Dollar Credit:</b> -46.28
\$35,000	\$46,800	\$81,800	0.88080		<b>Lottery Credit:</b> -0.00	
<b>Estimated Fair Market Value</b>			An "X" means unpaid prior year taxes. <input type="checkbox"/>	School taxes reduced by school levy tax credit. \$98.76	<b>Net Real Estate Tax:</b> 836.26	
<u>Land</u>	<u>Improved</u>	<u>Total</u>			<b>Total Due:</b> <b>836.26</b>	
\$39,700	\$53,100	\$92,800			For full payment pay to TOWN OF SPIDER LAKE treasurer by <b>January 31, 2022</b>	
<b>Estimated State Aids</b>					<b>Warning</b> If not paid by due dates, installment option is lost and total tax is delinquent and subject to interest and if applicable, penalty. (See reverse)	
<b>Allocated Tax District</b>		<b>Net Tax</b>		<b>% Tax Change</b>		
		<b>2020</b>	<b>2021</b>	<b>2020</b>		<b>2021</b>
<b>Taxing Jurisdiction</b>						
Sawyer County		90,295	94,407	279.36		303.58
Town of Spider Lake		264,152	271,891	75.00		75.06
Hayward Community School District		350,190	353,414	432.37		474.10
Technical College		240,664	264,046	31.49		29.80
<b>Totals</b>		945,301	983,758	818.22		882.54
First Dollar Credit				45.13		46.28
Lottery & Gaming Credit				0.00	0.00	
<b>Net Property Tax</b>				773.09	836.26	

Pay **1st** Installment Of: **418.13**  
 Or Pay **Full** Payment Of: **836.26**  
**by January 31, 2022**

Pay **2nd** Installment Of: **418.13**  
**by July 31, 2022**

Amount enclosed: \_\_\_\_\_  
**RANDY D & MELANIE R THOMPSON**  
**Tax ID: 31302 (028)**

Amount enclosed: \_\_\_\_\_  
**RANDY D & MELANIE R THOMPSON**  
**Tax ID: 31302 (028)**

Make payment payable and mail to:  
**TOWN OF SPIDER LAKE TREASURER**  
 GEORGE BRANDT  
 C/O KATHY OVERMAN  
 13477N MURPHY BLVD  
 HAYWARD WI 54843

Make payment payable and mail to:  
**SAWYER COUNTY TREASURER**  
 10610 MAIN STREET SUITE 16  
 PO BOX 935  
 HAYWARD WI 54843-0935

**Include this stub with your payment**

**Include this stub with your payment**

# Real Estate Tax Statement

SAWYER COUNTY, WISCONSIN

Printed: 6/30/2022 2:52:39 PM

THOMPSON , RANDY D & MELANIE R

**Tax ID: 31302**

Legacy PIN: 028742314101

PIN: 57-028-2-42-07-31-4 01-000-000010

**Property Description**

**Site Address:** 11822W STATE HWY 77

**Municipality:** TOWN OF SPIDER LAKE

**Description:** (Not for use on Legal Documents)

NESE S31-T42N-R07W

PRT NESE & PRT SESE, CSM 5/298 #1054

**Document:** 419107

**Acreage:** 5.000

**RANDY D & MELANIE R THOMPSON**

1329 18 3/4 ST

CAMERON WI 54822

**2021 Assessments**

Code	Acres	Land	Impr.	Total
G1 - RESIDENTIAL	5.000	35,000	46,800	81,800
<b>Total Values:</b>	5.000	35,000	46,800	81,800
<b>Estimated Fair Market Value:</b>				92,800

**Ownership**

**RANDY D & MELANIE R THOMPSON**

1329 18 3/4 ST

CAMERON WI 54822

**TAX RECORDS - KEY TO CODES**

<b>RE</b> = Real Estate	<b>SA</b> = Special Assessments	<b>PF</b> = Private Forest
<b>LC</b> = Lottery Credit	<b>SC</b> = Special Charges	<b>MFLO</b> = Managed Forest Land Open
<b>FD</b> = First Dollar Credit	<b>DU</b> = Delinquent Utilities	<b>MFLC</b> = Managed Forest Land Closed

**~~~ THERE ARE NO PRIOR DELINQUENT PAYMENTS DUE ~~~**

2021 TAXES	GRE	(FD)	(LC)	RE	SA	SC	DU	PF	MFLO	MFLC	TOT
Tax Due:	882.54	(46.28)	(0.00)	836.26	0.00	0.00	0.00	0.00	0.00	0.00	836.26
Tax Paid:				836.26	0.00	0.00	0.00	0.00	0.00	0.00	836.26
Balance:				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Tax ID 31302 **Total Due For 2021 Tax:** 0.00

**~~~ THERE ARE NO TAXES DUE ON TAX ID 31302 ~~~**

**Sawyer County Treasurer**

JANEEN ABRIC, 10610 MAIN STREET SUITE 16

PO BOX 935

HAYWARD WI 54843-0935

Phone: (715) 634-4868

# Real Estate Sawyer County Document Listing

Today's Date: 6/30/2022

 Recorded Documents

Tax ID: 31302

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<b><u>CORRECTION INSTRUMENT</u></b>	8/30/2019
<b>ID:</b> 419642	0.000 Ac.
<b>Grantee:</b> ANNA REPKE & JOHN P REPKE	
<b>Sale Price:</b> \$0.00	
<b><u>WARRANTY DEED</u></b>	8/1/2019
<b>ID:</b> 419107	0.000 Ac.
<b>Grantee:</b> RANDY D & MELANIE R THOMPSON	
<b>Sale Price:</b> \$0.00	
<b><u>TERMINATION OF DECEDENTS INTEREST</u></b>	6/24/2019
<b>ID:</b> 418402	0.000 Ac.
<b>Grantee:</b> ANNA WINETTE REPKE	
<b>Sale Price:</b> \$0.00	
<b><u>TRANSFER ON DEATH DEED</u></b>	7/17/2018
<b>ID:</b> 413342	0.000 Ac.
<b>Grantee:</b> ANNA REPKE & JOHN P REPKE	
<b>Sale Price:</b> \$0.00	
<b><u>WARRANTY DEED</u></b>	5/8/2001
<b>ID:</b> 290754	0.000 Ac.
<b>Grantee:</b> DANIEL J WINSTON	
<b>Sale Price:</b> \$0.00	
<b><u>CERTIFIED SURVEY MAP</u></b>	4/10/1978
<b>ID:</b> 164120	0.000 Ac.
<b>Grantee:</b> ERLAND G & KETTY HELANDER	
<b>Sale Price:</b> \$0.00	
<b><u>Sanitary Permit</u></b>	
<a href="https://www.sawycounty.gov/028-742-31-4101-SAN-1990-250">028-742-31-4101-SAN-1990-250</a>	

Municipal and County Officials

**Town Of Spider Lake**

 <b>Assessor</b>	 <b>Treasurer</b>	 <b>Clerk</b>
RIGLEMON APPRAISALS CLAUDE RIGLEMON 21716 ASPEN AVE WARRENS WI 54666 Phone: 608-378-3003 Fax: 608-378-3023 E-Mail: <a href="mailto:clauder@centurytel.net">clauder@centurytel.net</a>	KATHY OVERMAN 13477N MURPHY BLVD  HAYWARD WI 54843 715-462-3977 715-462-9000 <a href="mailto:treasurer@townofspiderlake.com">treasurer@townofspiderlake.com</a>	ANN SCHULTZ 10896W TOWN HALL RD  HAYWARD WI 54843 715-462-3977 715-462-9000 <a href="mailto:clerk@townofspiderlake.com">clerk@townofspiderlake.com</a>

**Sawyer County**

 <b>Real Property Lister</b>	 <b>Treasurer</b>	 <b>Clerk</b>	 <b>Zoning</b>	 <b>Reg of Deeds</b>
RACHEL D THOMPSON  SAWYER COUNTY LAND RECORDS 10610 MAIN STREET SUITE 54 HAYWARD WI 54843 Phone: (715) 638-3275 Fax: (715) 634-3546 E-Mail: <a href="mailto:rachel.thompson@sawyercountygov.org">rachel.thompson@sawyercountygov.org</a>	JANEEN ABRIC  10610 MAIN STREET SUITE 16 PO BOX 935 HAYWARD WI 54843-0935 (715) 634-4868 (715) 634-6839 <a href="mailto:treasurer@sawyercountygov.org">treasurer@sawyercountygov.org</a>	LYNN FITCH  SAWYER COUNTY COURTHOUSE 10610 MAIN STREET SUITE 10 HAYWARD WI 54843 (715) 634-4866 (715) 634-3666 <a href="mailto:county.clerk@sawyercountygov.org">county.clerk@sawyercountygov.org</a>	SAWYER COUNTY ZONING & CONSERVATION ADMINISTRATION  SAWYER COUNTY COURTHOUSE 10610 MAIN ST SUITE 49 HAYWARD WI 54843 (715) 634-8288 (715) 638-3277 <a href="mailto:zoning_sec@sawyercountygov.org">zoning_sec@sawyercountygov.org</a>	PAULA CHISSER  SAWYER COUNTY COURTHOUSE 10610 MAIN ST SUITE 19 HAYWARD WI 54843 (715) 634-4867 (715) 634-6839 <a href="mailto:rod@sawyercountygov.org">rod@sawyercountygov.org</a>

 **General information**

**Payment 1** Is payable to Town Of Spider Lake Treasurer before February 1st and equals 50 percent of taxes less first dollar and lottery credit plus all special assessments, special charges, delinquent utilities, and special taxes (ie: MFL, PFC, etc.) or if the taxes are less than \$100.00 full payment or the full payment as shown on the Tax Bill.

**Payment 2** Is payable to Sawyer County Treasurer before August 1st and equals 50 percent of taxes or the balance as shown on the Tax Bill or tax statement.

**Aggregate Ratio:** 0.8808 is the ratio of the assessed value to the estimated full market value and is calculated in October for the current year.

The **Open Book:** MAY 25, 2022 1:00 PM - 3:00 PM and **Board of Review:** JUNE 1, 2022 1:00 PM - 3:00 PM has been or will be held at **SPIDER LAKE TOWN HALL**

**POWTS**

POWT Type	Notes	Updated By:	Updated On:
Conventional		conversion-Carmody Systems	12/20/1990
Maint Pump	8/2/2021	Northwest Sanitary	08/10/2021

**Notification**

Notes	Updated By:	Updated On:
No Notification found for this property		

**Permit**

Permit No   Type   Issue Date	Updated By:	Updated On:
90-294 CST 12/2/1990	conversion-Legacy Permit System	01/01/2019
90-250 SAN 12/20/1990	conversion-Legacy Permit System	01/01/2019

**Document** 028-742-31-4101-SAN-1990-250 [SAN Document](#)

**Tax ID:** 31302  
**PIN:** 57-028-2-42-07-31-4 01-000-000010  
**Legacy PIN:** 028742314101  
**Map ID:** .13.1

Documents  
 Sanitary Permit 028-742-31-4101-SAN-1990-250

[Display Document](#)