



# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 102-23-1022-09.11 *Schroeder Ronald R*  
**Date:** November 13, 2018

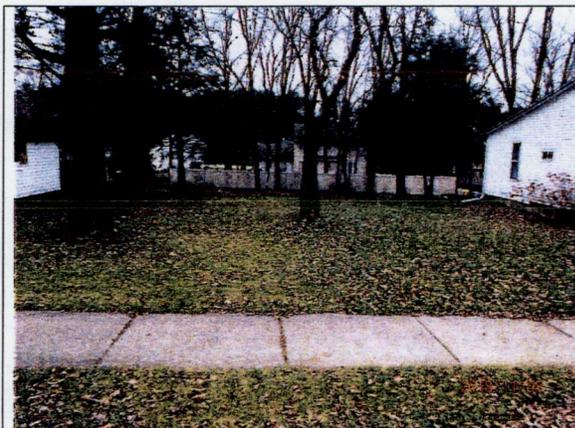
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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This is a vacant lot that shares a driveway with Parcel #102-23-1022-09.10 to the east. The residence at 431 Mill Street was vacant and not occupied.
- No one was present on the property during the TSA site visit.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

*Schroeder*



View of vacant parcel looking south from Mill Street.



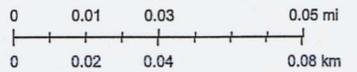
Mail box from adjacent property.



10/22/2018, 3:00:36 PM

- Parcels
- 2015 Aerial Photo
- Green: Green
- Red: Red
- Blue: Blue

1:1,509



Portage County, WROC

Portage County Planning and Zoning  
Portage County Planning & Zoning



# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 173-23-0821:04.02 *Mohrbacker Gail L*  
**Date:** 11/21/2018

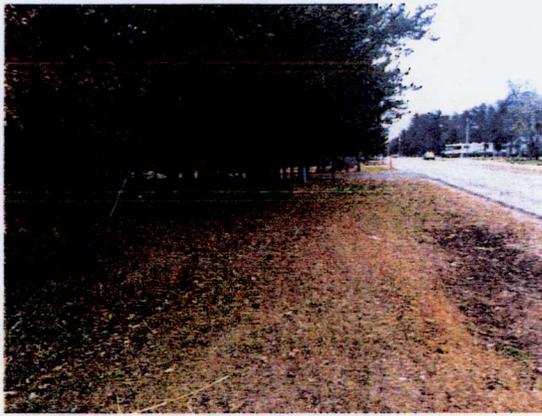
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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This is a primarily wooded parcel with a small, partially-collapsed building located on the central portion of the parcel on the north side of River Drive in the Village of Plover. The parcel is bordered to the west by parcel number 173-23-0821:04.03A, which is also owned by Ms. Mohrbacker. The building on the parcel was not entered due to its condition, but some debris was observed inside the building, including metal furniture, old radios, and an empty gas can.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

*Mohrbacker*



Southern property boundary along River Drive.



Western property boundary along drive to property (adjacent parcel)



Partially-collapsed building on site.

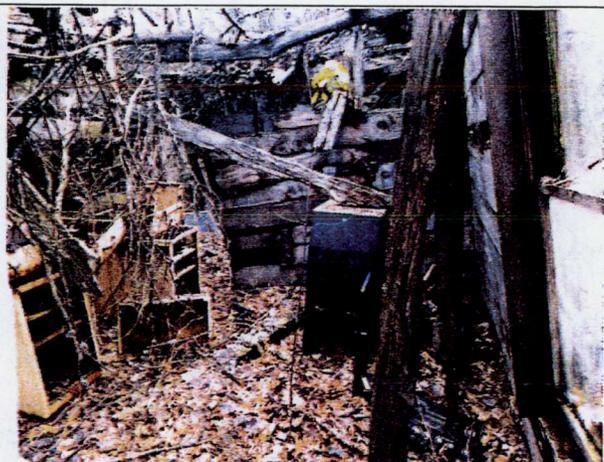


Close up of collapsed building.

*Mohrbacker*



Empty fuel can in building.



Metal furniture, wood, other debris in building.

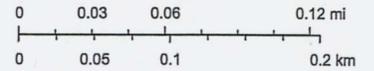
Mohrbacker



10/22/2018, 3:09:56 PM

- Parcels 2015 Aerial Photo
- Green: Green
- Red: Red
- Blue: Blue

1:3,631



Portage County, WROC

Portage County Planning and Zoning  
Portage County Planning & Zoning

V Plover

# Parcel Viewer Map

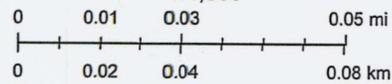
Mohr backer

04.06



4/22/2019, 3:15:13 PM

1:1,563



Parcels Green: Green

2015 Aerial Photo Blue: Blue

Red: Red

Portage County, WROC

Portage County Planning and Zoning  
Portage County Planning & Zoning



# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 173-23-0821:04.03A *Mohrbacker Gail L.*  
**Date:** 11/21/2018

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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This is a primarily wooded parcel with access from River Drive to a small residence on the northern portion of the parcel in the Village of Plover. The parcel is bordered to the east by parcel number 173-23-0821:04.02, which is also owned by Ms. Mohrbacker. The building on the parcel was locked and appeared to be vacant for some time. A debris pile was observed near the house, including several tires, metal scrap, wood, and trash. The pile appeared to have been on the property for quite some time. There was also a second, smaller pile with concrete blocks, pipe, and bricks.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

*Mohrbacker*



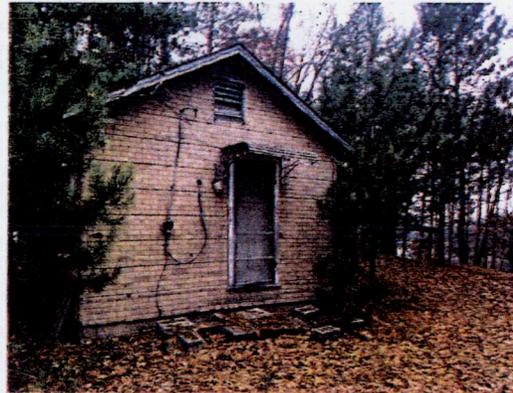
View of driveway access from River Drive.



Debris near building on parcel – wood, tires, trash.



Debris near building on parcel – tires, wood, metal scrap, barrels.



View of building on parcel. Building was locked and most windows boarded up. Difficult to see inside.

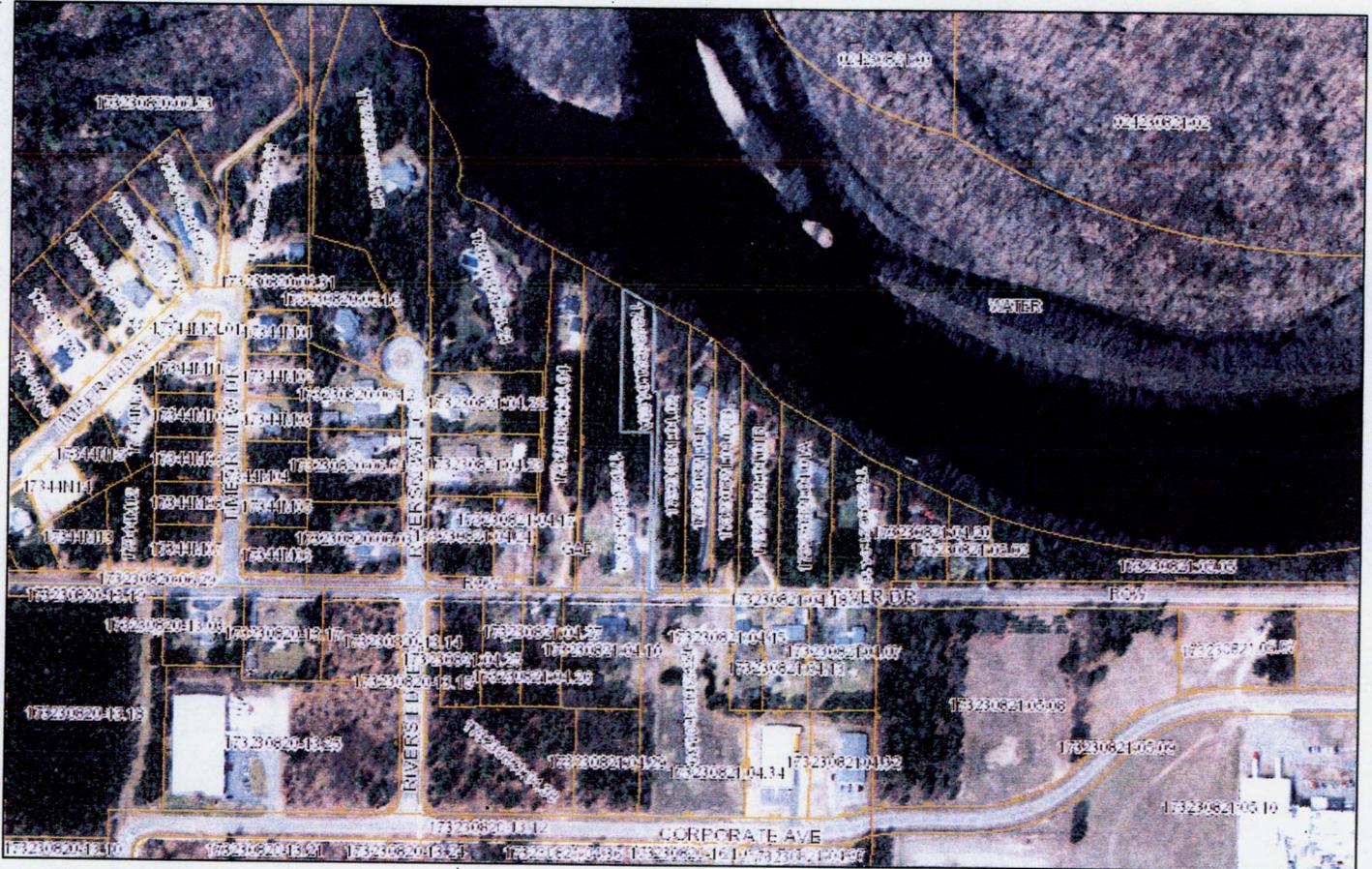
*Mohrbacker*



Rear of building.



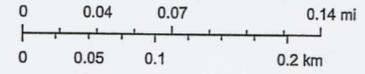
Water pump near building.



10/22/2018, 3:10:50 PM

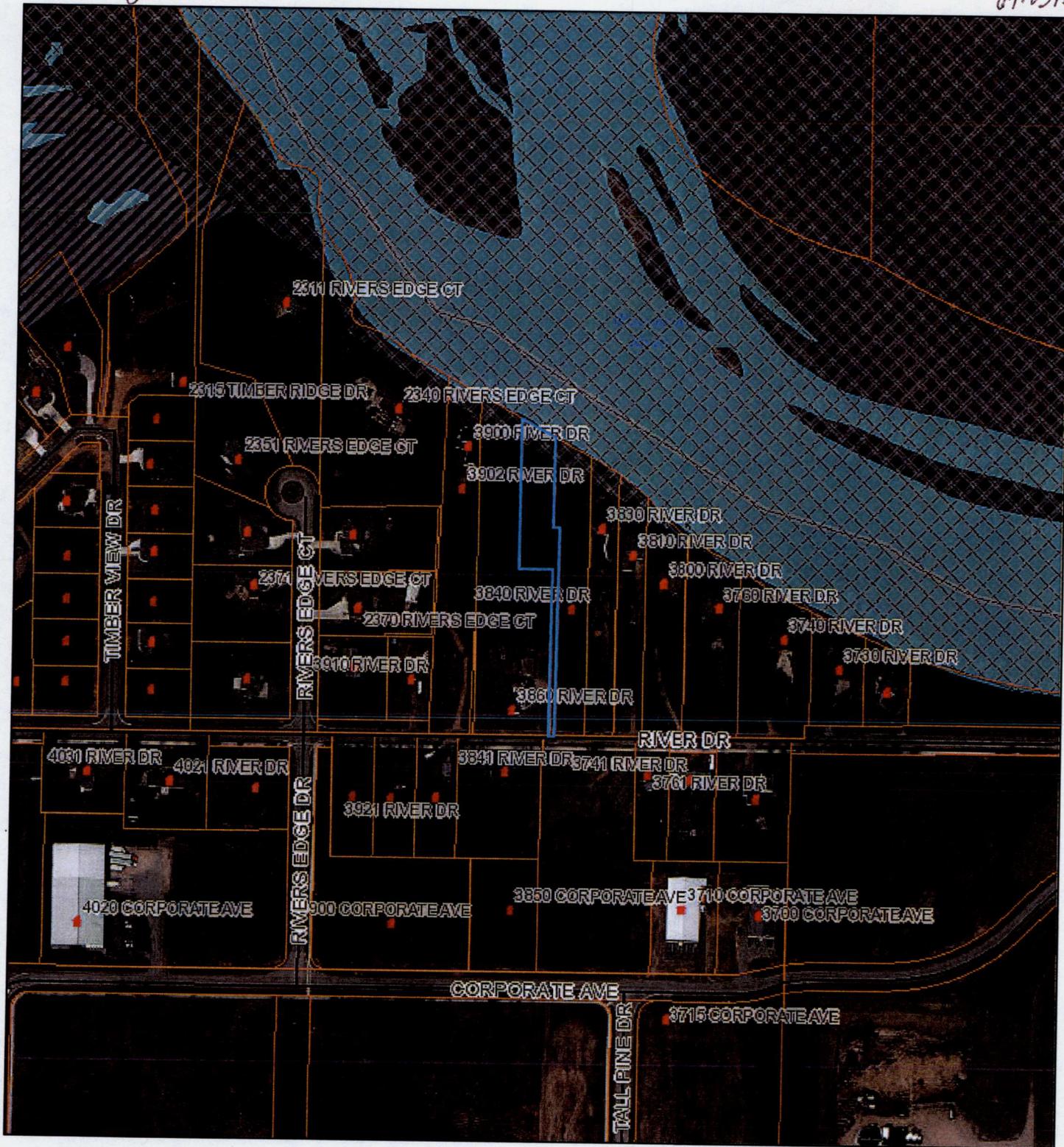
1:4,120

- Parcels
- Green: Green
- Red: Red
- Blue: Blue



Portage County, WROC

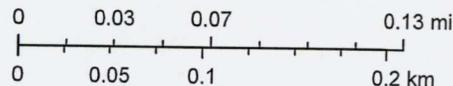
Portage County Planning and Zoning  
Portage County Planning & Zoning



4/2/2019 3:11:42 PM

1:4,053

- Rail Road
- Local Road
- Private Road
- Interstate Highway
- On Ramp
- Federal Highway
- Road Labels
- State Highway
- Parcel Boundaries
- County Road





# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 173-57-0301 *Pelzman Peter J*  
**Date:** 11/13/2018

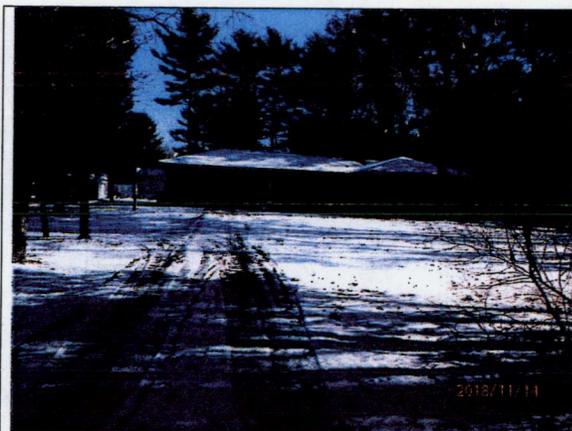
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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

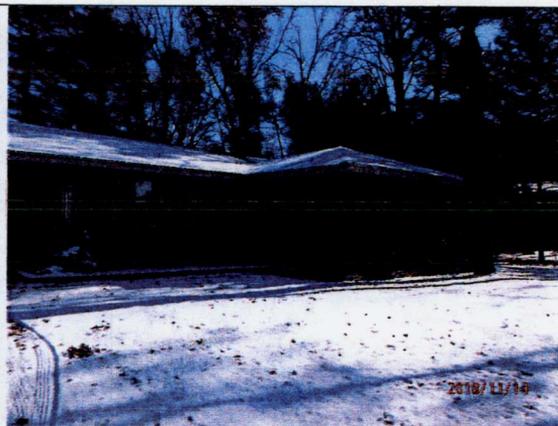
- This is a residential parcel located in Plover. The parcel contains a one-story, ranch style home with an attached two car garage. A storage shed is also present on the property. No one was present on the parcel to observe the interiors of the buildings. All the shades were drawn in the residence and therefore no view of the interior was possible. It does appear the house is occupied as fresh automobile tracks were visible in the driveway. The exterior of the property was maintained.
- The database search did not contain information on the property.

TSA did not identify environmental conditions that would constitute a potential environmental concern.

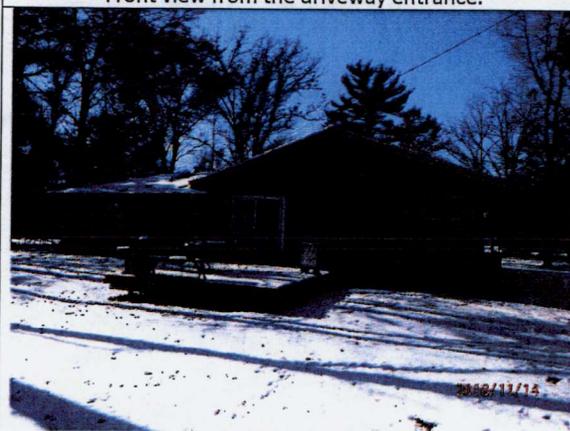
*Pelzman*



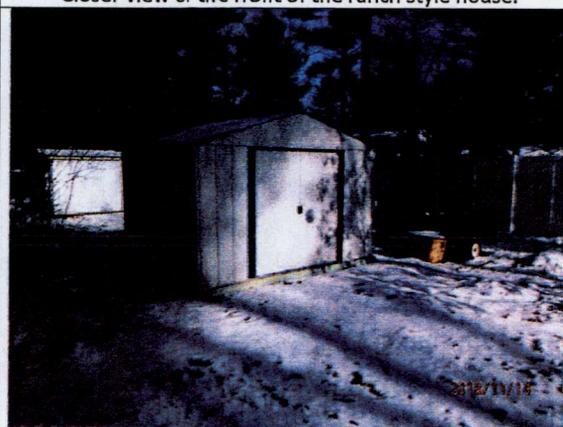
Front view from the driveway entrance.



Closer view of the front of the ranch style house.



Back view of the residence.



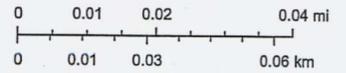
Storage shed.



10/22/2018, 3:13:21 PM

- Parcels
- 2015 Aerial Photo
- Green: Green
- Red: Red
- Blue: Blue

1:1,281



Portage County, WROC

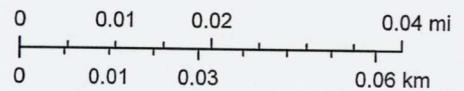
Portage County Planning and Zoning  
Portage County Planning & Zoning



4/2/2019 3:06:17 PM

1:1,260

- RailRoad
- Local Road
- Roads
  - Interstate Highway
  - Private Road
  - Federal Highway
  - On Ramp
  - State Highway
  - Road Labels
  - County Road
  - Parcel Boundaries





# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 281-24-0832101407 *Myers Norman A Jr + Marilou*  
**Date:** 11/21/2018

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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

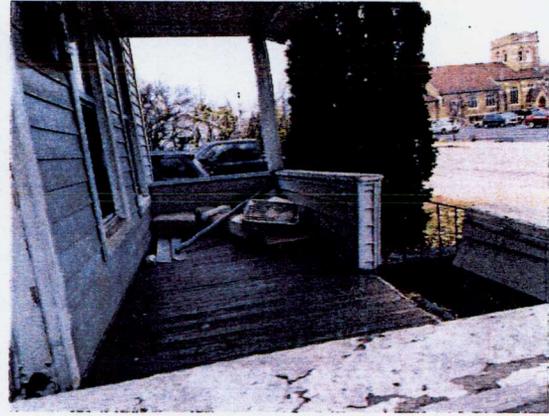
- This parcel consists of a vacant duplex home with basement on the south side of Ellis Street in the City of Stevens Point. MSA entered the home with Mark Kordus with the City of Stevens Point. A moderate amount of debris/household items were found inside the home. Water damage (including rotting floors and peeling paint) were observed throughout the home.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

Myers



View of house number.



View of debris on porch.

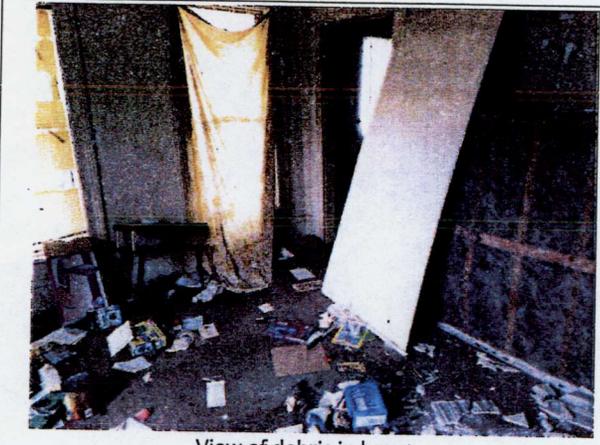


View inside front door, water damage visible on ceiling and floor.

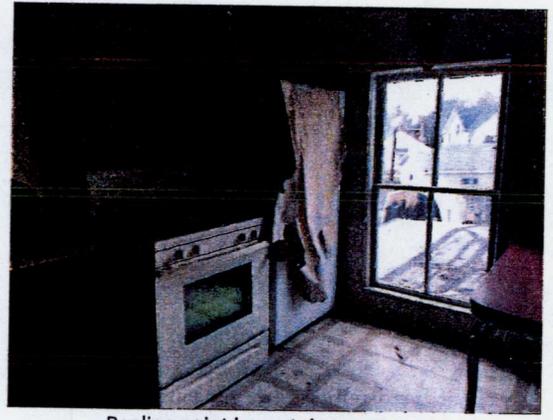


View of kitchen in downstairs apartment.

Myers



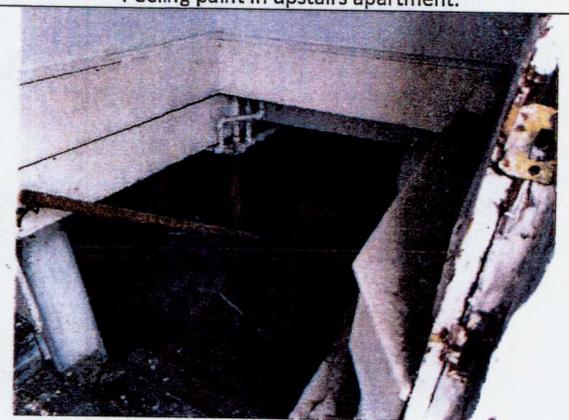
View of debris in house.



Peeling paint in upstairs apartment.

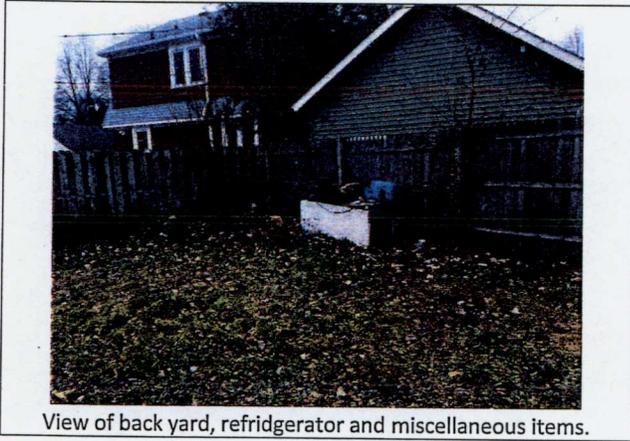


Laundry and miscellaneous items in basement.



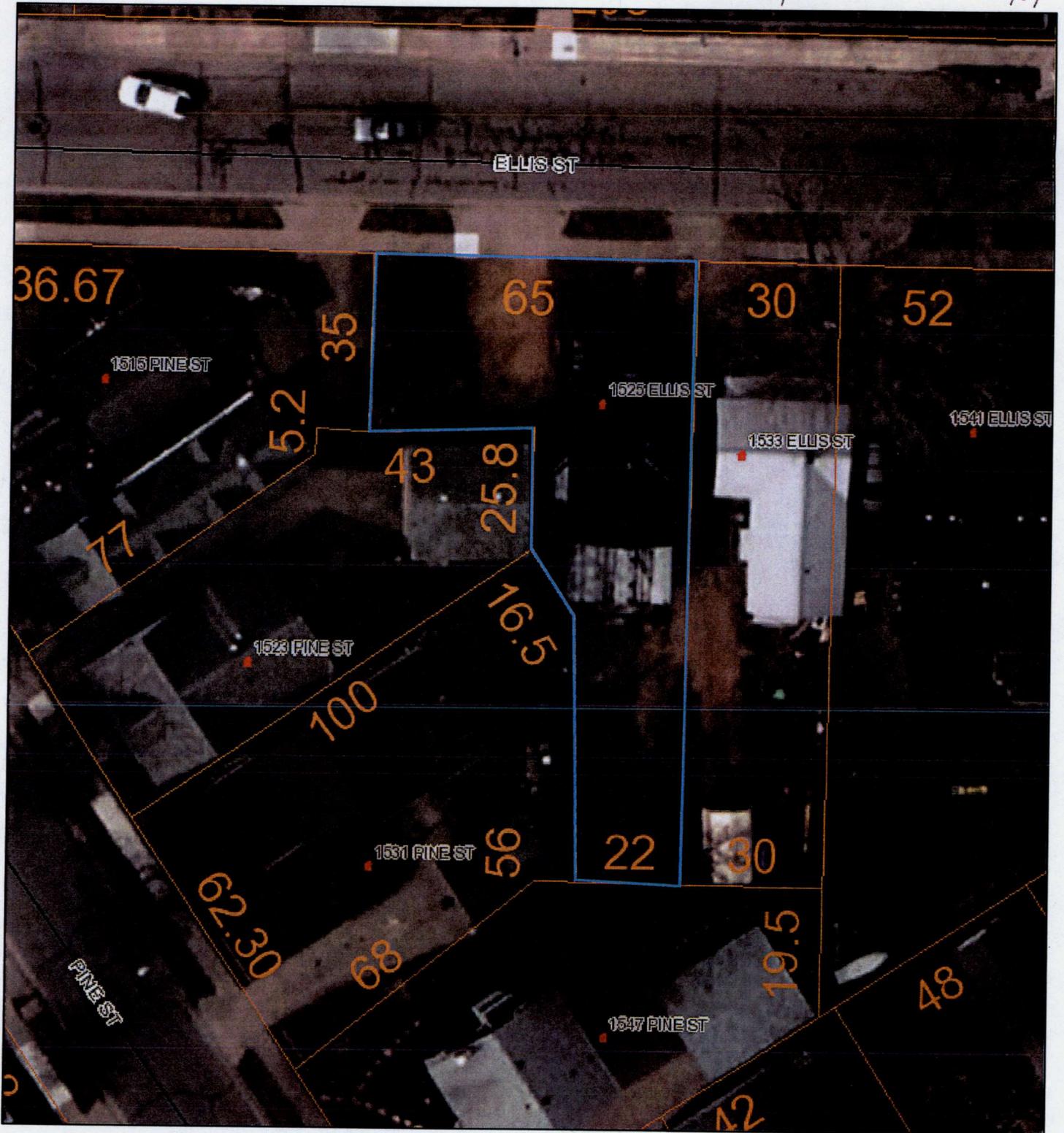
View into basement

Myers



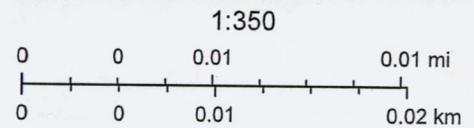
View of back yard, refridgerator and miscellaneous items.





4/2/2019 2:48:42 PM

- RailRoad
- Local Road
- Roads
- Private Road
- Interstate Highway
- On Ramp
- Federal Highway
- Road Labels
- State Highway
- Parcel Boundaries
- County Road





# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 281-24-0832300120 *Myers Norman A Jr + Marilou L*  
**Date:** 11/21/2018

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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This parcel is occupied by a duplex residence on the southwest side of Elk Street in the City of Stevens Point. The upstairs apartment is occupied and was not entered. Mark Kordus of the City of Stevens Point, who accompanied MSA on the Myers property TSA inspections, said that the apartment has been entered before and no unusual observations were made. MSA entered the basement as part of the TSA inspection. A moderate amount of debris/household items was observed. Miscellaneous storage was observed outside and in the adjacent garage.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

Myers



View of items stored behind garage.



Additional items behind garage.



View inside garage door – unable to open all the way. Appears to be miscellaneous storage.



View of household items/laundry in basement.

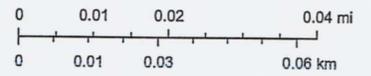
Myers



10/22/2018, 3:41:46 PM

1:1,172

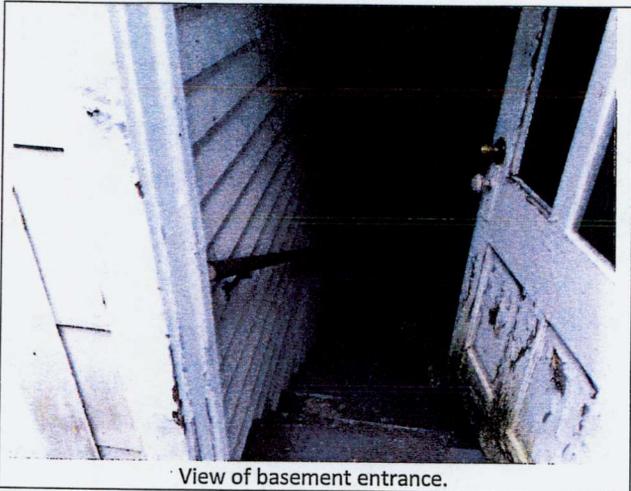
- Parcels 2015 Aerial Photo
- Green: Green
- Red: Red
- Blue: Blue



Portage County, WROC

Portage County Planning and Zoning  
Portage County Planning & Zoning

Myers



View of basement entrance.





# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 281-24-0832401303 *Myers Norman A Jr + Marilou L.*  
**Date:** 11/26/2018

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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This parcel is occupied by a vacant residence located on the northeast side of Prairie Street in the City of Stevens Point. A considerable amount of trash/household items are inside the first floor of the home, not as much debris in the basement. Mark Kordus of the City of Stevens Point accompanied MSA on the Myers property TSA inspections. A small garden shed is located in the back yard, with a few pieces of lawn furniture and a reel lawnmower inside.
- The database search did not contain information on the property.

The TSA did not identify environmental conditions that would constitute a potential environmental concern.

Myers



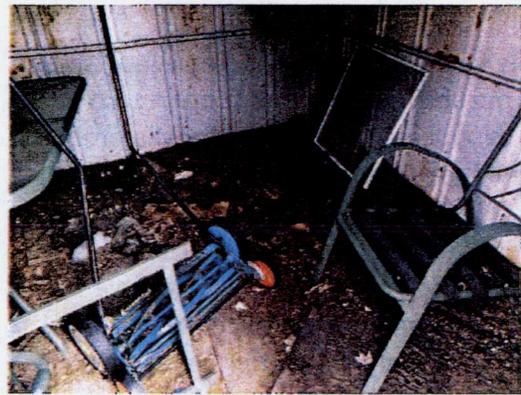
View of house number.



View of north side of home.

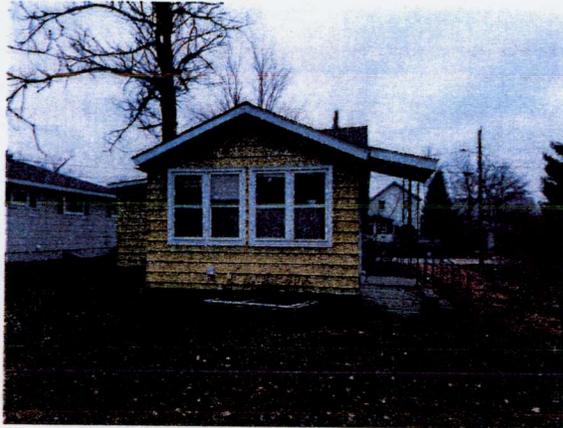


View of garden shed.



View inside garden shed.

Myers



View of south side of house.



View inside kitchen – considerable amount of household items/food inside the house.



View inside one of the rooms on the main floor – lots of clothes/household items on the floor.



Another view of trash/items in house.

281-24-0832401303

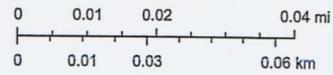
Myers



10/22/2018, 3:42:38 PM

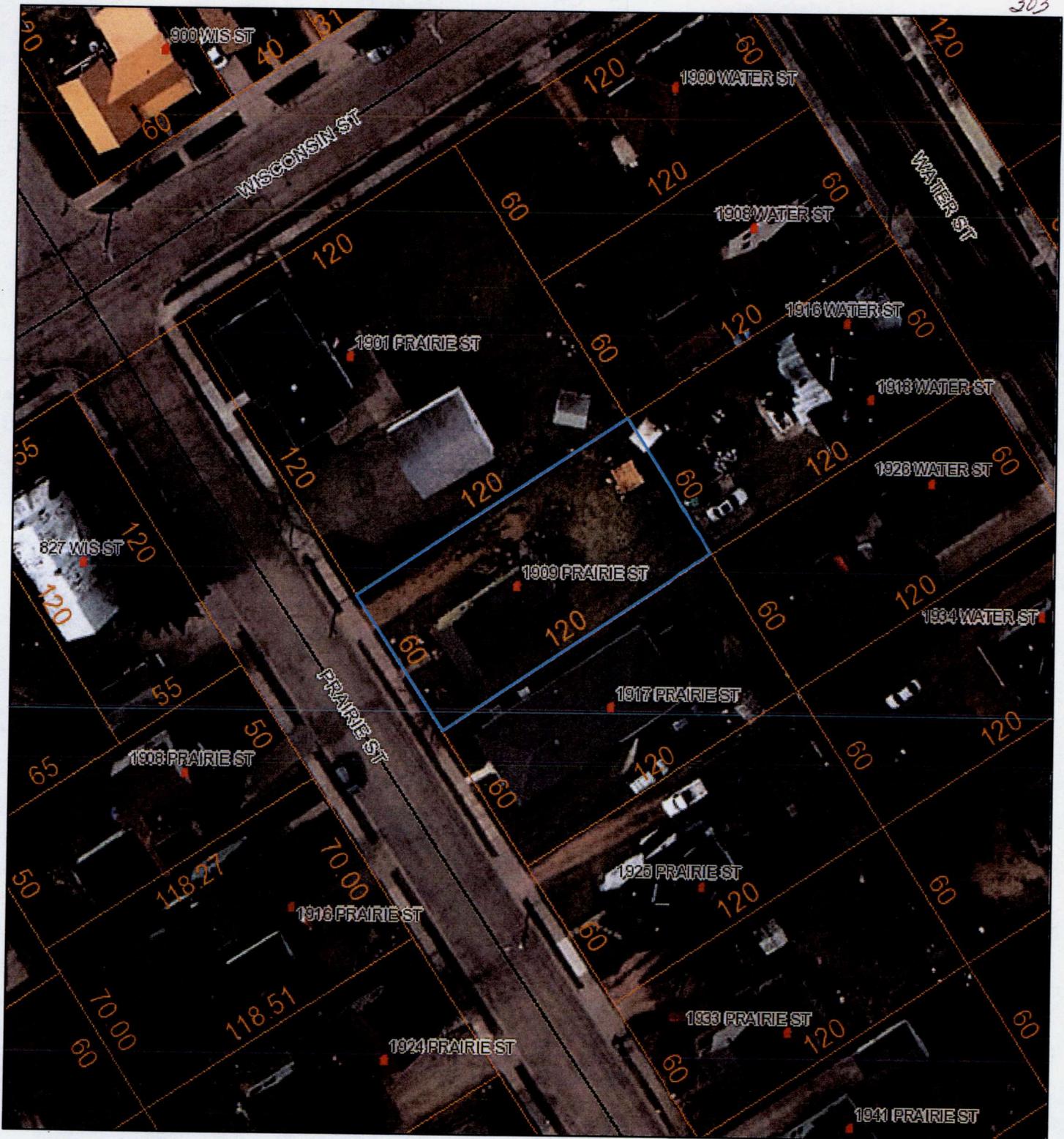
1:1,270

- Parcels 2015 Aerial Photo
- Green: Green
- Red: Red
- Blue: Blue



Portage County, WROC

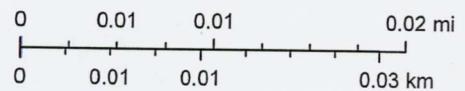
Portage County Planning and Zoning  
Portage County Planning & Zoning



4/2/2019 2:33:58 PM

1:625

- RailRoad
- Local Road
- Roads
- Private Road
- Interstate Highway
- On Ramp
- Federal Highway
- Road Labels
- State Highway
- Parcel Boundaries
- County Road





# Summary of Transaction Screen Assessment

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**To:** Shirley Simonis, Portage County, Wisconsin  
**From:** Brian Hegge and Erica Klingfus, MSA Professional Services, Rhinelander  
**Parcel:** 281-24-0829301102 *Perzewski Donna*  
**Date:** November 13, 2018

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The results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property are attached and include the TSA questionnaire, photographs, and data base search completed for the property. Comments regarding the file search and property observations are discussed below.

- This property contains a private residence that was most recently inspected on December 29, 2015. The property has not changed with household items, trash and garbage outside on the driveway near the doorway, and the garage is packed with items as well. The building was locked and not accessible.
- The owners were not present during the visit.
- The database search did contain information on the property.

The TSA did not identify potential environmental conditions that would constitute a potential environmental concern. The presence of household items, trash and garbage is a general health issue and not considered an environmental concern. The house should be entered to determine how much hoarding has occurred in the building.