

Getting to Know Your Real Property Lister

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Real Property Coordinator
Monroe County, WI

Does my County Have a real property lister?

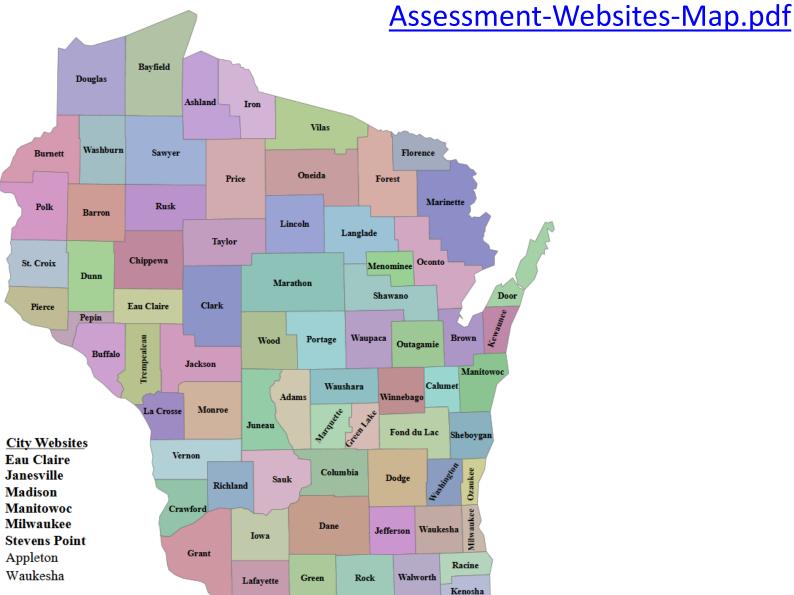
- Every County in Wisconsin has a person or department that performs real property lister duties as outlined in §70.09.
- The title of the Real Property Lister, department they work in, and the number of people who perform the duties varies from County to County.

What Department is my real property lister in?

- Treasurer's Offices
- Land information Offices
- Register of Deeds Offices
- Information Technology Departments
- Surveyor's Departments
- City Assessor's Office



http://wrpla.org/wp-content/uploads/2013/09/WRPLA-



What does a real property lister do?



"...Prepare and maintain accurate ownership and description information for all parcels of real property in the county" - §70.09

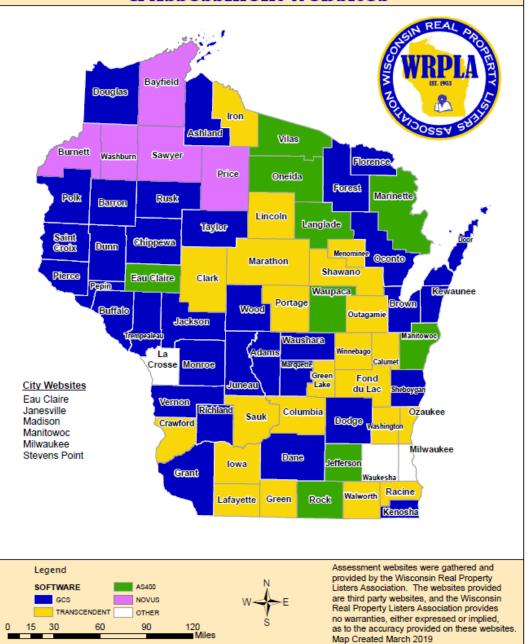
We make sure the taxpayers get the tax bill for the parcel of land that they own.

Real Property Lister Tools

- Parcel database program
- Deed imaging program
- Mapping Software
- Existing parcel maps
- Knowledge of legal descriptions

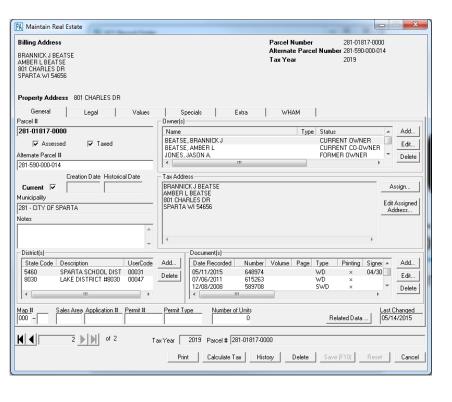


WRPLA Land Records Software & Assessment Websites

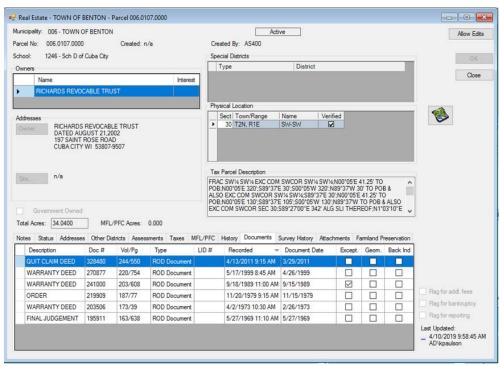


Land Record Software Vendors

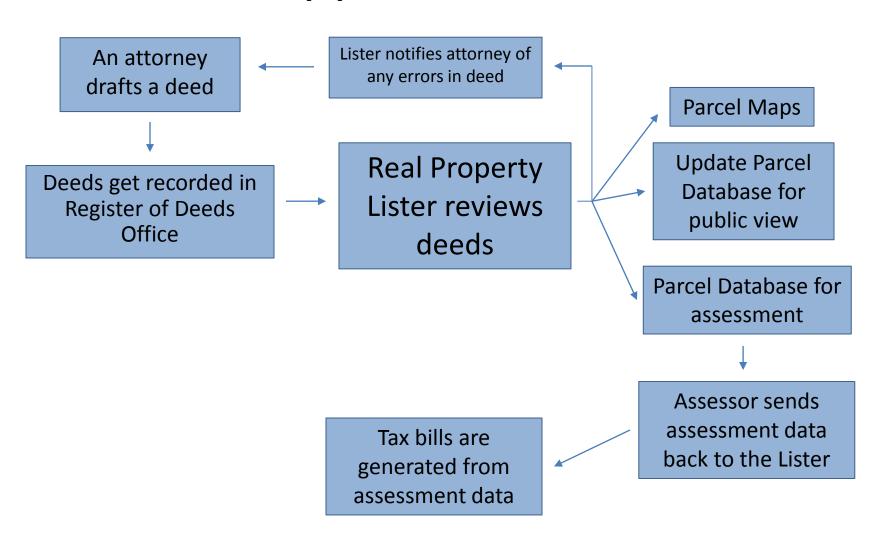
GCS



Transcendent



What happens with a deed?



Checking legal descriptions

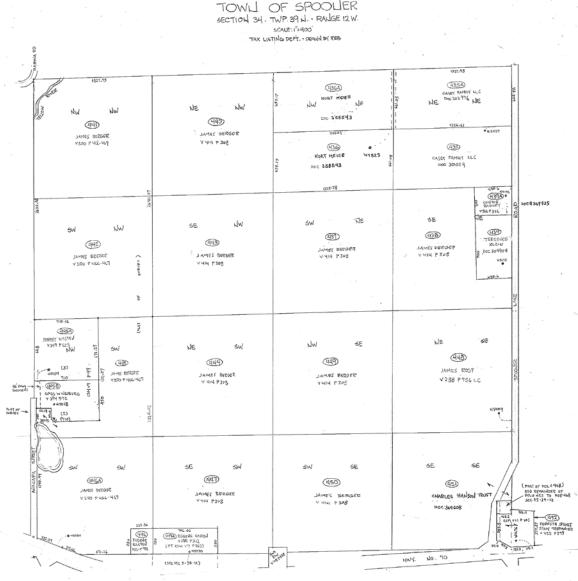
- RPLs check legal descriptions to make sure they match an existing parcel owned by the grantor.
 - Compare to existing database descriptions
 - Map out the description to compare to previous mapping

Mapping Technology

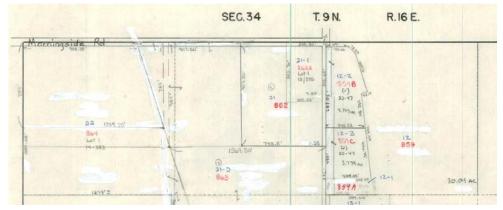
Old school

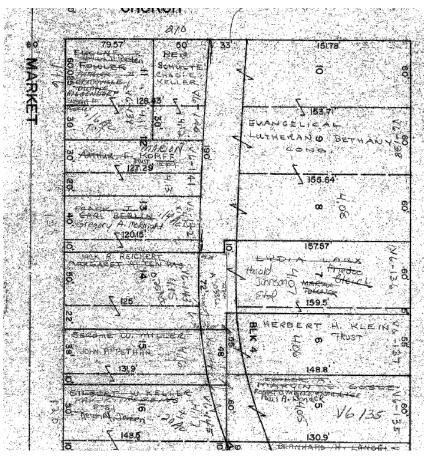
- Hand drawn
- Limited space for information

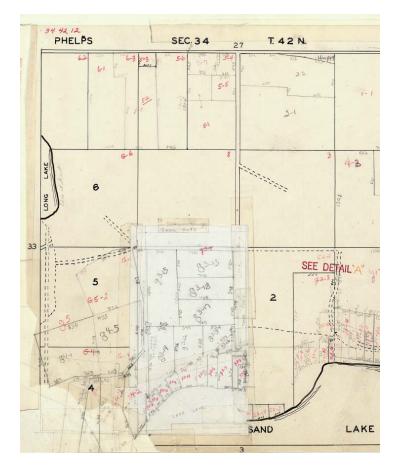




Need to make Changes?

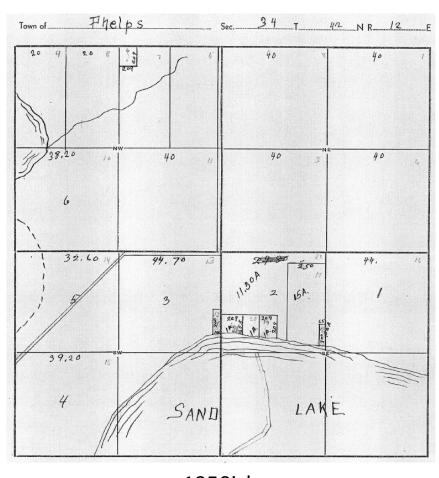


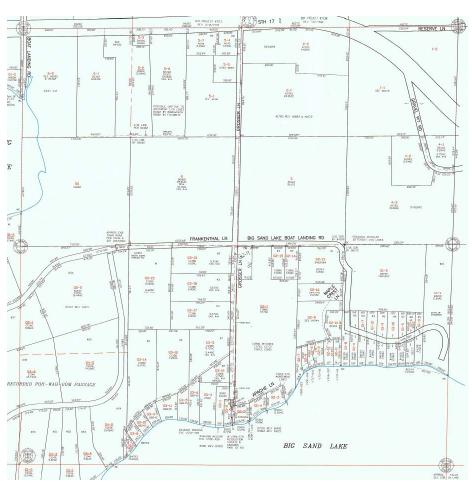






Hand Drawn vs. CAD Drawn





1950ish

2008



Hand Drawn vs. Digital







Parcel Map

Door County, Wisconsin

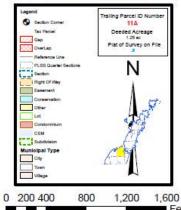
Section - Town - Range

023028

Leading Tax Parcel Number 002-03-023028

Town of Baileys Harbor





Print Scale: 1"=400"

Note: This map is only as accurate as the public records from which it was prepared and is limited to the quality of the data used. It is NOT intended to be a substitute for an actual field survey. Maps were developed through the Door County Land Information Office and are maintained by the Real Property Listing Office to aid tax assessment functions.

Municipality_MapNumber 002_02302800

Date: 4/9/2019

Range 28 East

Town 30 North Section 1/4 - 1/4

0200

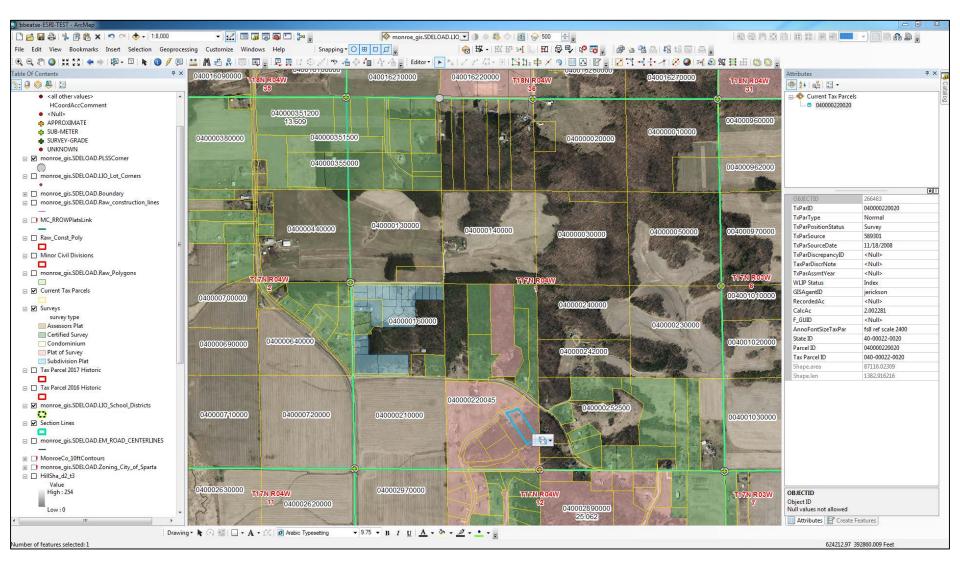
Mapping Technology

- GIS (Geographic Information Science)
- Counties have been reproducing their parcel maps on GIS programs since the 1990s
- A few counties are still in the process of mapping and the rest are working on maintenance and improvement.



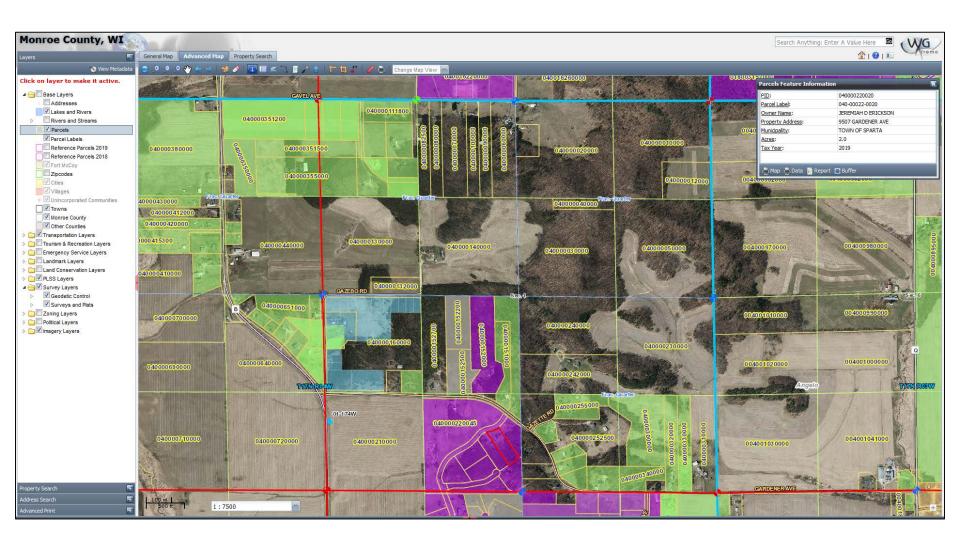
Internal Mapping Software







Public Facing Web-maps

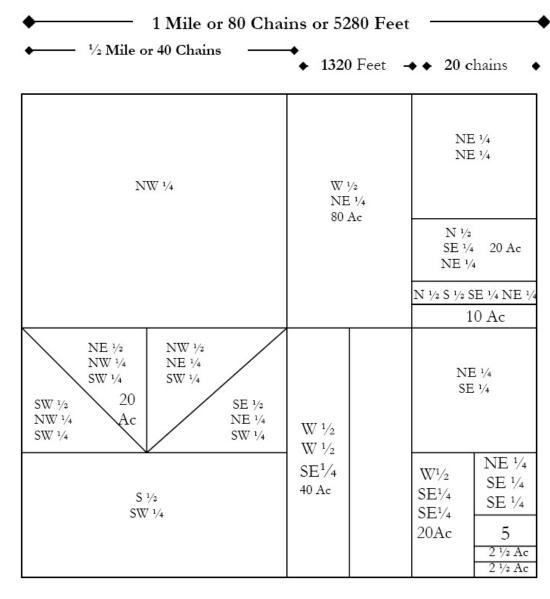


Types of Legal Descriptions

- Aliquot Part
- Metes and Bounds
- Subdivision
- Description by exception

Aliquot Parts

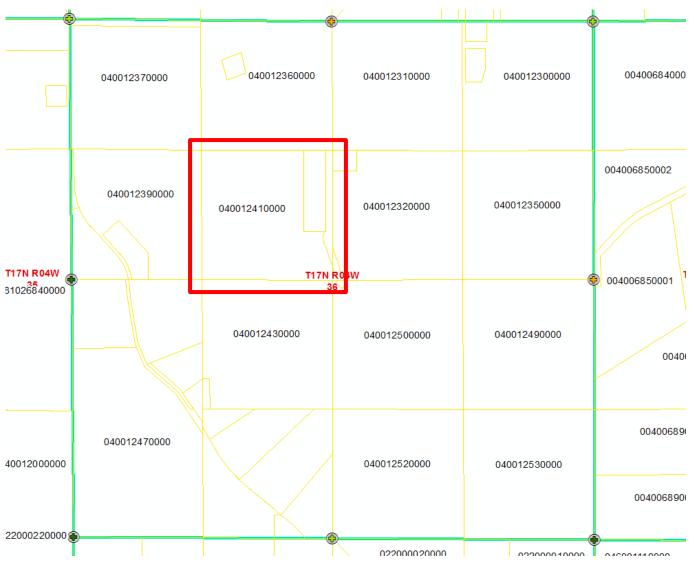
Rectangular Survey of a Section of Land



320 Rods or 1 Mile

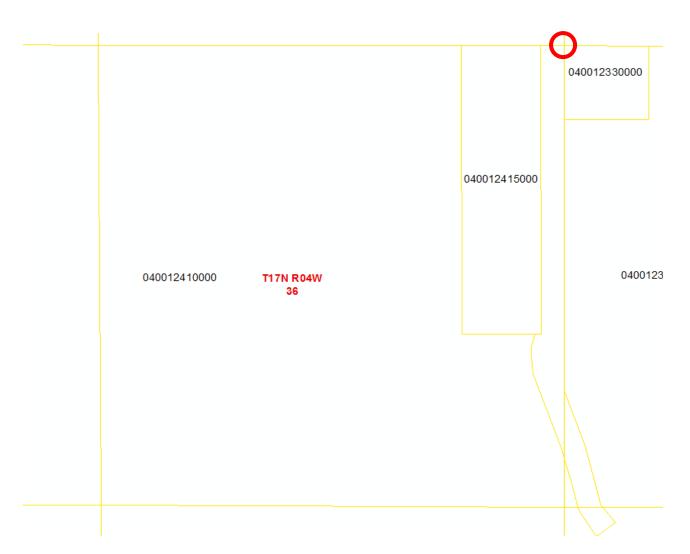
Metes and Bounds

A parcel of land located in the SE½-NW½ of Section 36, T17N-R4W, Town of Sparta, Monroe County, Wisconsin, described as follows: Commencing at the NE corner of said SE½-NW½ thence West along the North line of said forty 66 feet to the West line of a Town Road and also, being the point of beginning; thence continuing West along the North line of said forty 225 feet; thence South 820 feet; thence East 225 feet to the West line of said Town Road; thence North 820 feet to the point of beginning.



Metes and Bounds

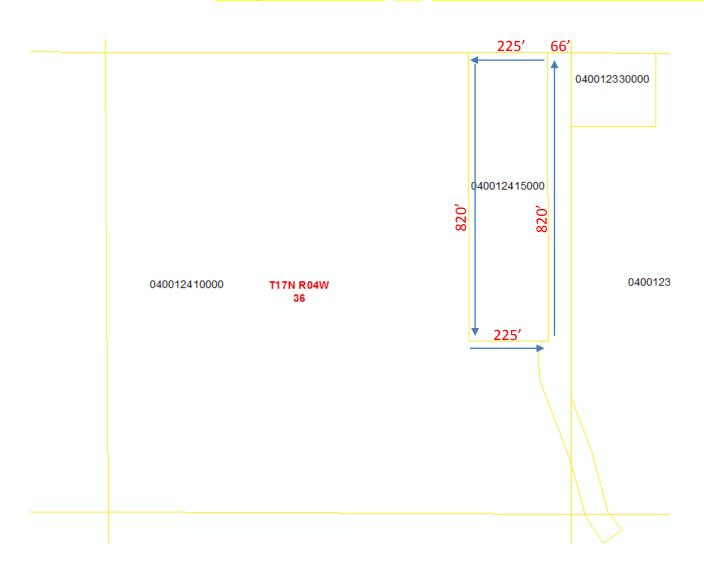
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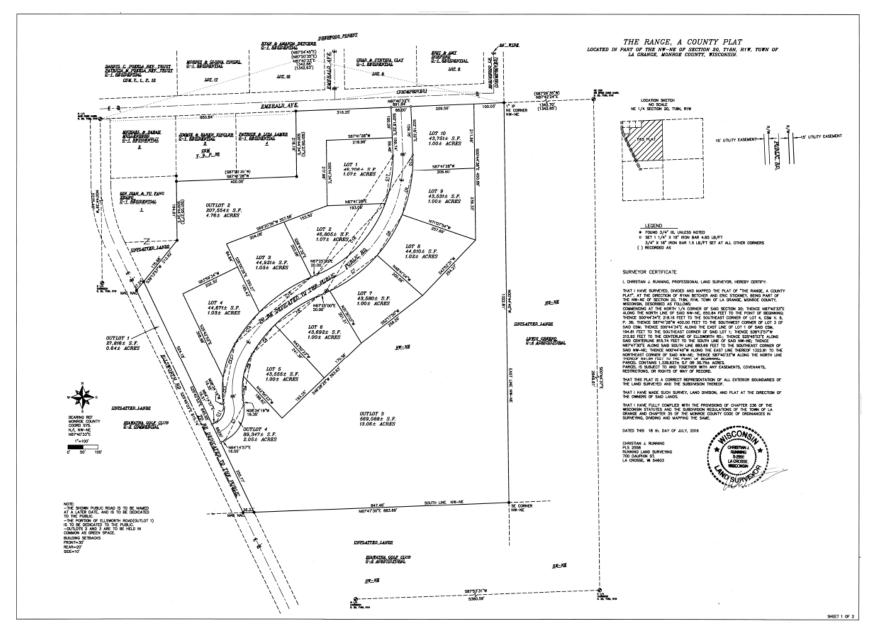
Metes and Bounds

A parcel of land located in the SE¼-NW¼ of Section 36, T17N-R4W, Town of Sparta, Monroe County, Wisconsin, described as follows: Commencing at the NE corner of said SE½-NW½ thence West along the North line of said forty 66 feet to the West line of a Town Road and also, being the point of beginning; thence continuing West along the North line of said forty 225 feet; thence South 820 feet; thence East 225 feet to the West line of said Town Road; thence North 820 feet to the point of beginning.

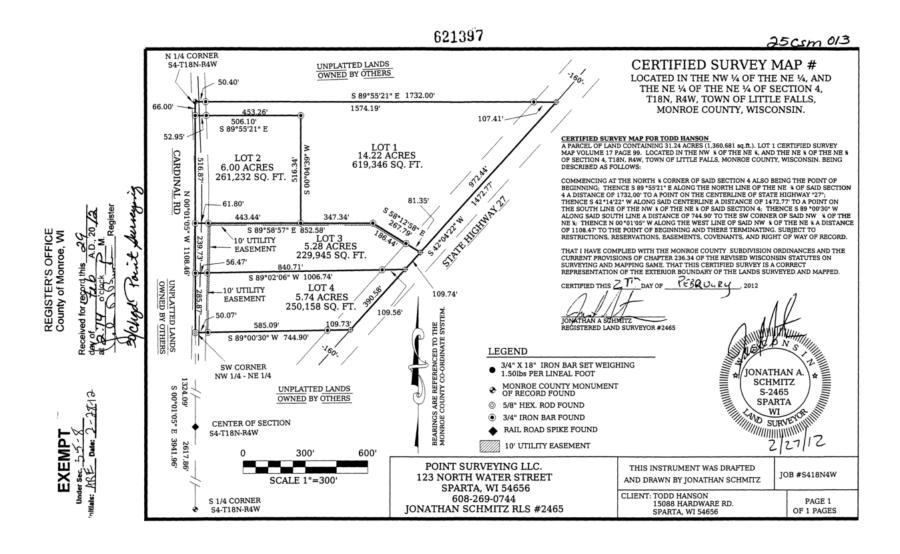




Subdivision

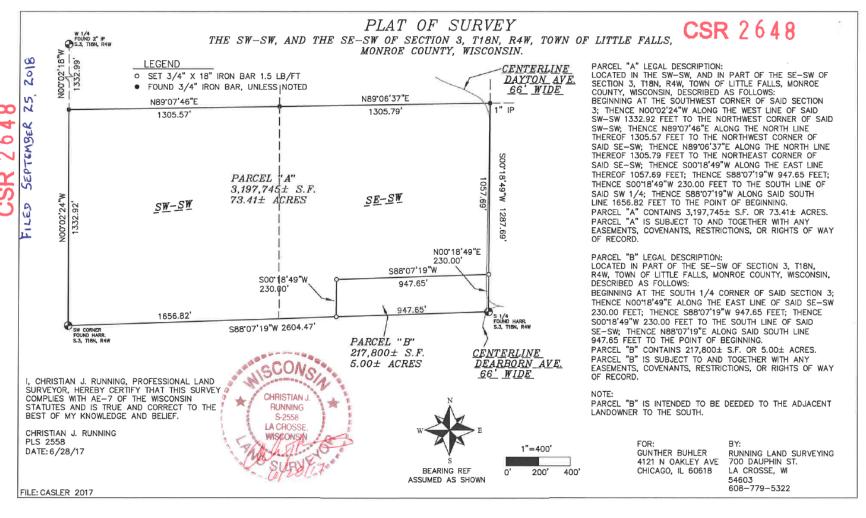


Certified Survey Map





Plat of Survey

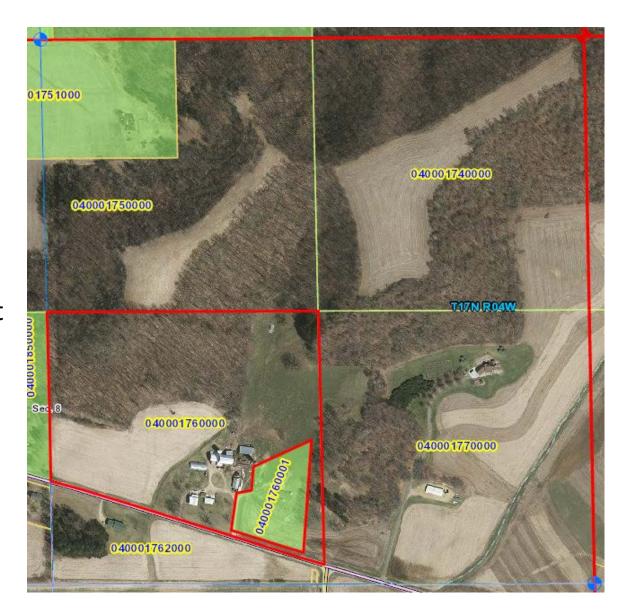


Parcels from plats of surveys must be described by the metes and bounds description on the survey.



Description by Exception

That part of the SW1/4 of the NE1/4 of section 8, Township 17 North, Range 4 West, Monroe County Wisconsin, lying North of the centerline of CTH B, excepting therefrom lot 1 of Vol 21 of CSMs p. 167, recorded as document # 578601





When Description by **Exception gets Ugly**

LEGAL DESCRIPTION

The South One-half of the Southwest Quarter (S½ of SW¼), Section Eight (8);

The Northwest Quarter of Northwest Quarter (NW4 of NW4), Section Seventeen (17), EXCEPT the following described parcels of land:

- 42 Deeds, page 129;
- 2. 143 Deeds, page 147 as Doc. No. 178110;
- 3. 187 Deeds, page 471 as Doc. No. 239864;
- 206 Deeds, page 486 as Doc. No. 263855;
- 208 Deeds, page 313 as Doc. No. 266244;
- 6. 211 Deeds, page 57 as Doc. No. 269903;
- 7. 215 Deeds, page 158 as Doc. No. 275507;
- 8. 228 Deeds, page 135 as Doc. No. 295128.

The Northeast Quarter of Northwest Quarter (NE¼ of NW¼), Section Seventeen (17), EXCEPT the following described parcels of land:

- 1. 96 Deeds, page 241 as Doc. No. 117145;
- 143 Deeds, page 147 as Doc. No. 178110;
- 3. 182 Deeds, page 159 as Doc. No. 233869;
- 188 Deeds, page 260 as Doc. No. 240656;
- 5. 189 Deeds, page 532 as Doc. No. 242226;
- 191 Deeds, page 387 as Doc. No. 244699;
- 7. 192 Deeds, page 492 as Doc. No. 246293;
- 8. 198 Deeds, page 410 as Doc. No. 253718;
- 9. 201 Deeds, page 66 as Doc. No. 256606;
- 205 Deeds, page 395 as Doc. No. 262301;
- 11. 208 Deeds, page 518 as Doc. No. 266733;
- 12. 211 Deeds, page 57 as Doc. No. 269903;
- 13. 212 Deeds, page 468 as Doc. No. 272147;
- 14. 214 Deeds, page 230 as Doc. No. 274224;
- 15. 215 Deeds, page 573 as Doc. No. 276529;
- 220 Deeds, page 347 as Doc. No. 283353; 17. 221 Deeds, page 154 as Doc. No. 284217;
- 18. 226 Deeds, page 239 as Doc. No. 292025;
- 19. 249 Deeds, page 300 as Doc. No. 333479;
- 20. 254 Deeds, page 85 as Doc. No. 344441;
- 21. 231 Records, page 514 as Doc. No. 455707.



The "Forty" and you

- A quarter quarter is rarely ever actually 40 acres.
- Most are between 38 and 42 acres.
- Many counties will still list 40 acres unless surveyed.
- Many will re-calculate acreage when better
 GIS data for PLSS corners is available



How do the PLSS corner coordinates affect mapping?





The coordinates for SE Corner of Section 23 moves to the south by approximately 95 feet









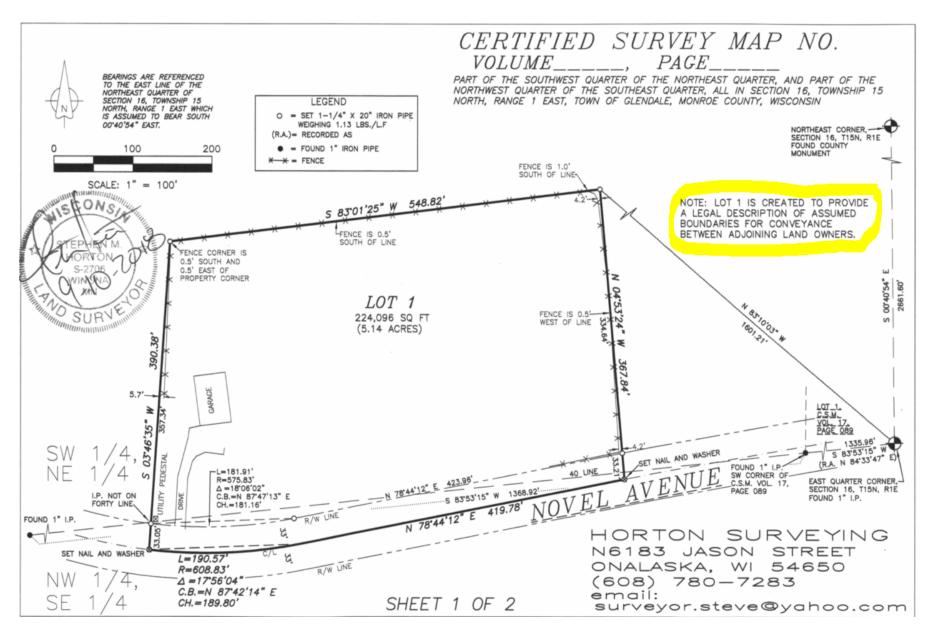


Why don't the property lines match my fence lines?



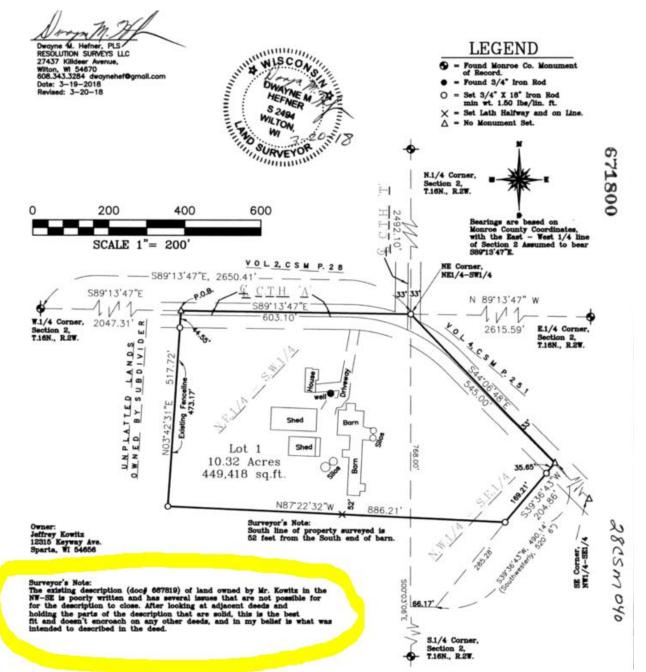


A survey can help!



Surveys can correct unclear descriptions







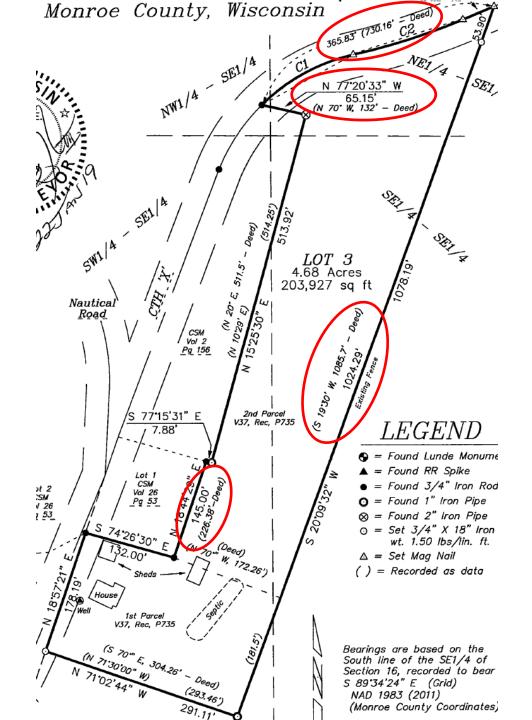
Note:

The lands shown on this survey is intended to represent the deed recorded in Vol 37 of Records, Page 735 from Richard Reget to James Hawkins.

Parcel 2 of that deed is hard to interpret and does not close or represent the lands occupied by Mr Hawkins.

After consideration of surrounding deeds, other surveys and occupation. I determined that the deed mentioned was intended to describe those lands shown on this survey.



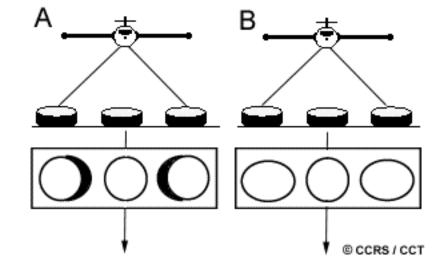


Why is there a property line going through my house?





The Angle of the Imagery









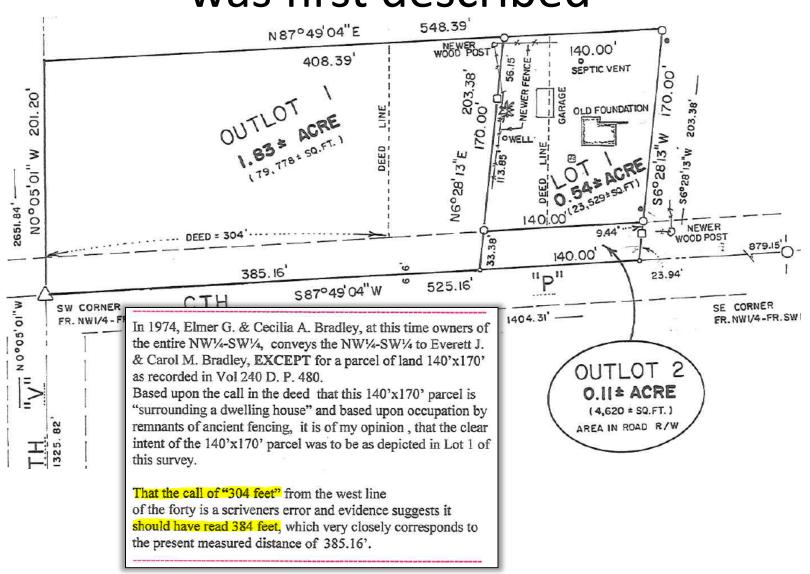
Bad measurements when property was first described

Land division ordinances largely prevent this where they apply by requiring surveys for smaller parcels.



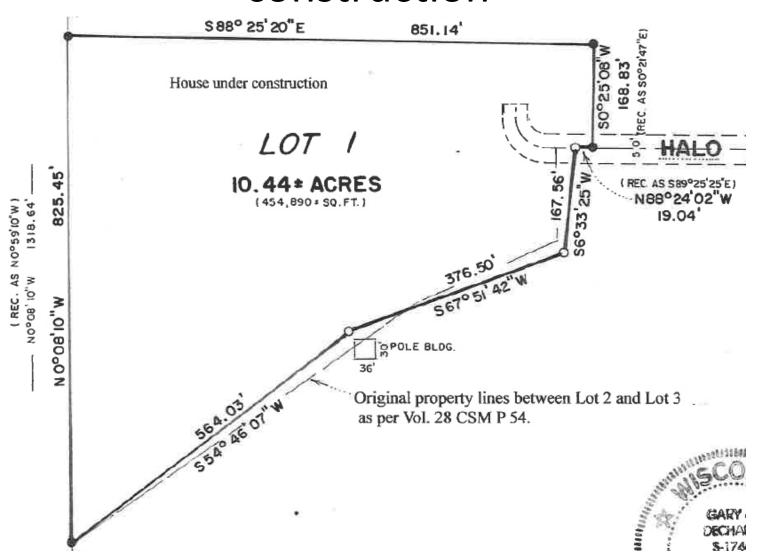


Bad measurements when property was first described





Bad (or no) measurements before construction

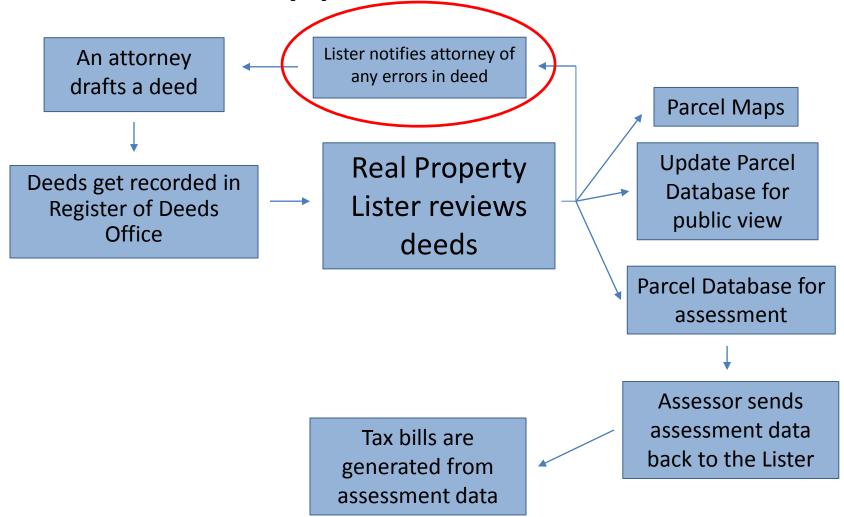


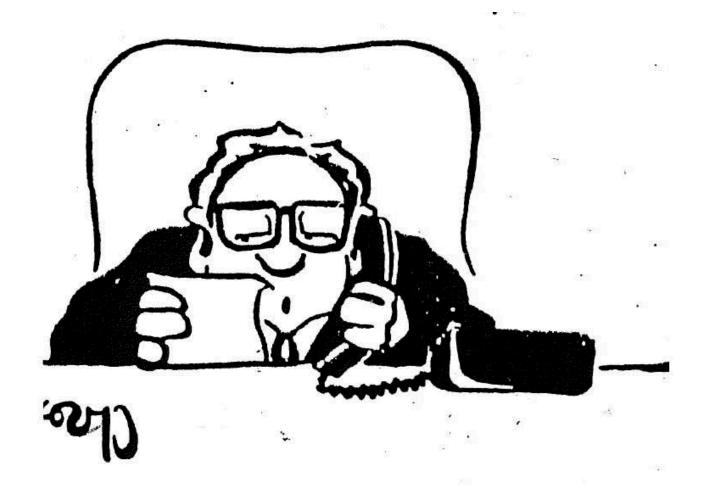


Mapping Inaccuracy

- Tied to Inaccurate PLSS corner coordinates
- Part of a vague or ambiguous description
- Proration of subdivision
- Overlapping description
- Mapping error

What happens with a deed?





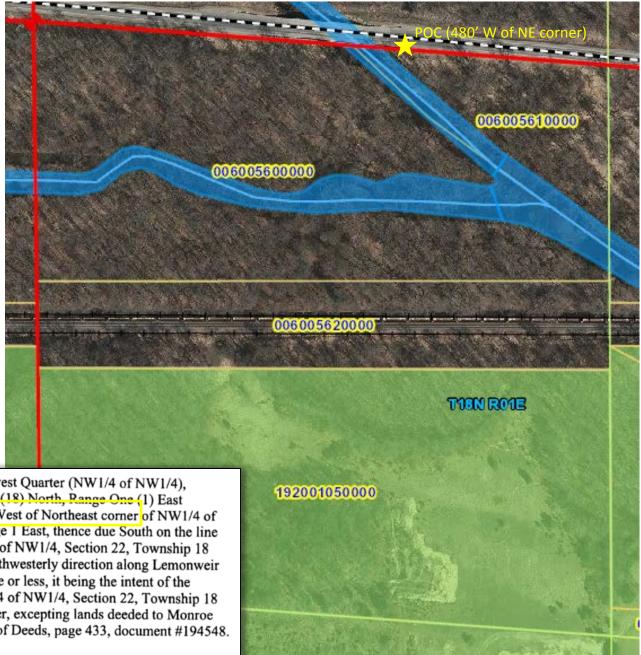
Now then, I'm particularly worried about the part where you say, "... and thence about sixty or seventy feet or so, at whatever angle will close the sucker, to the point of beginning."

Common Description Errors in Deeds

I write around 100 letters to attorneys each year notifying them of errors in deeds they have drafted

- Missing exceptions
- Lines dropped in metes & bounds descriptions
- Missing or incorrect forty references
- Typos in bearings or distances of metes and bounds
- Failure to refer to surveyed lands properly

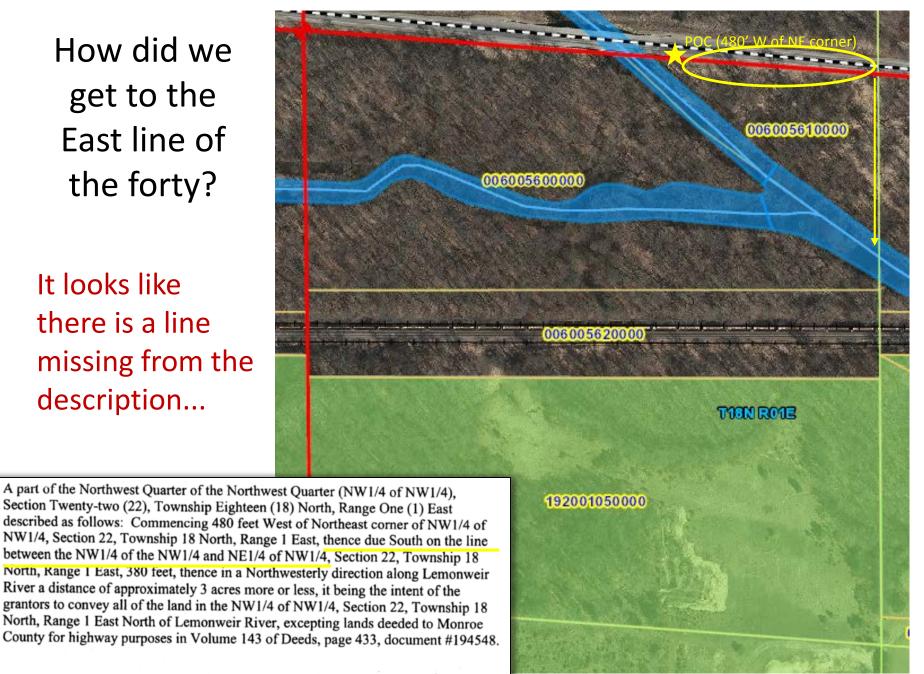




A part of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4), Section Twenty-two (22), Township Eighteen (18) North, Range One (1) East described as follows: Commencing 480 feet West of Northeast corner of NW1/4 of NW1/4, Section 22, Township 18 North, Range 1 East, thence due South on the line between the NW1/4 of the NW1/4 and NE1/4 of NW1/4, Section 22, Township 18 North, Range 1 East, 380 feet, thence in a Northwesterly direction along Lemonweir River a distance of approximately 3 acres more or less, it being the intent of the grantors to convey all of the land in the NW1/4 of NW1/4, Section 22, Township 18 North, Range 1 East North of Lemonweir River, excepting lands deeded to Monroe County for highway purposes in Volume 143 of Deeds, page 433, document #194548.

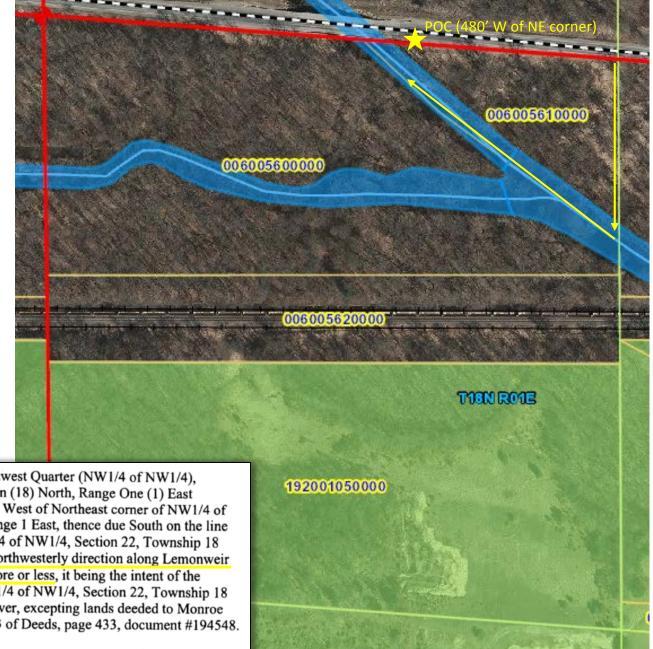
How did we get to the East line of the forty?

It looks like there is a line missing from the description...





Did that say a <u>distance</u> of <u>3 acres?</u>



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We can put the two parts of this description and make a pretty good guess that the intent is "lands north of the East Fork Lemonweir River in this forty..."

