

2022 Property Records for City of Stevens Point, Portage County

January 12, 2023

Tax key number: 281-23-0802230135

Property address: 3017 Hoover Rd

Owner: Linwood Holdings, LLC
3017 Hoover Rd Ste D
Stevens Point, WI 54481

Zoning: M1 Light Industrial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: L3 OF CSM 23/52 BNG SWNW S2 T23 R8 2.31A 698/341;669/36-38 ANNEXED;675/61-64 RES COV 837212

Summary of Assessment	
Land	\$94,400
Improvements	\$792,400
Total value	\$886,800

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	261	385	100,408	2.305	None	Commercial		\$94,400

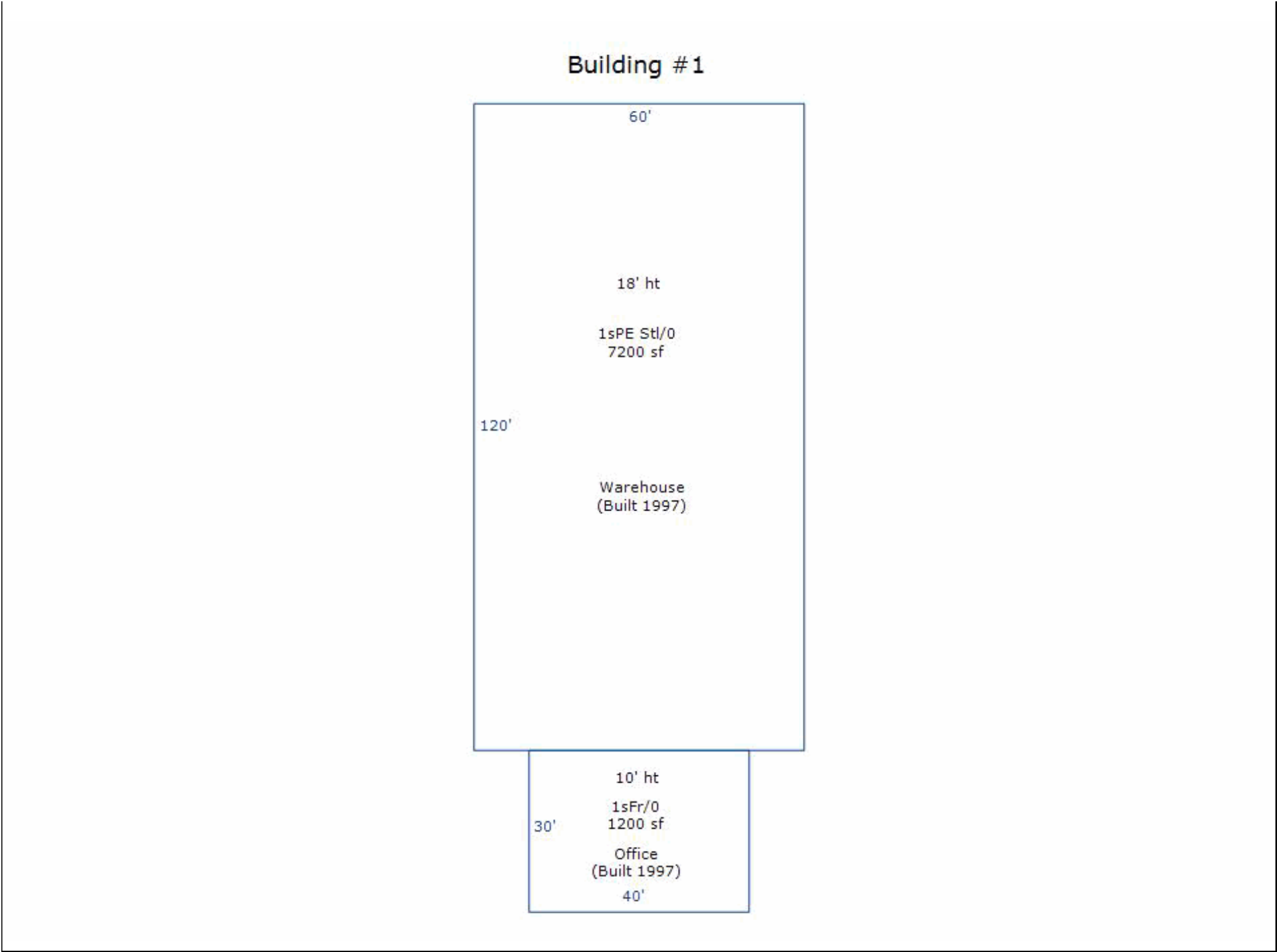
Commercial Building (3017 Hoover Rd. - Building #1)

Section name: Section 1
Year built: 1997
% complete: 100%
Stories: 1.00
Perimeter: 460 LF
Total area: 8,400 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class C	1	1,200	Wood or steel framed exterior w	10.00	C (AV)	Average
	Shell, industrial	Warehouse, storage	1	7,200	Metal frame and walls	18.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			1,176	14.0%	C (AV)
	Single-Metal on Steel Frame			7,224	86.0%	C (AV)
HVAC	Space heater			7,200	85.7%	C (AV)
	Package unit			1,200	14.3%	C (AV)



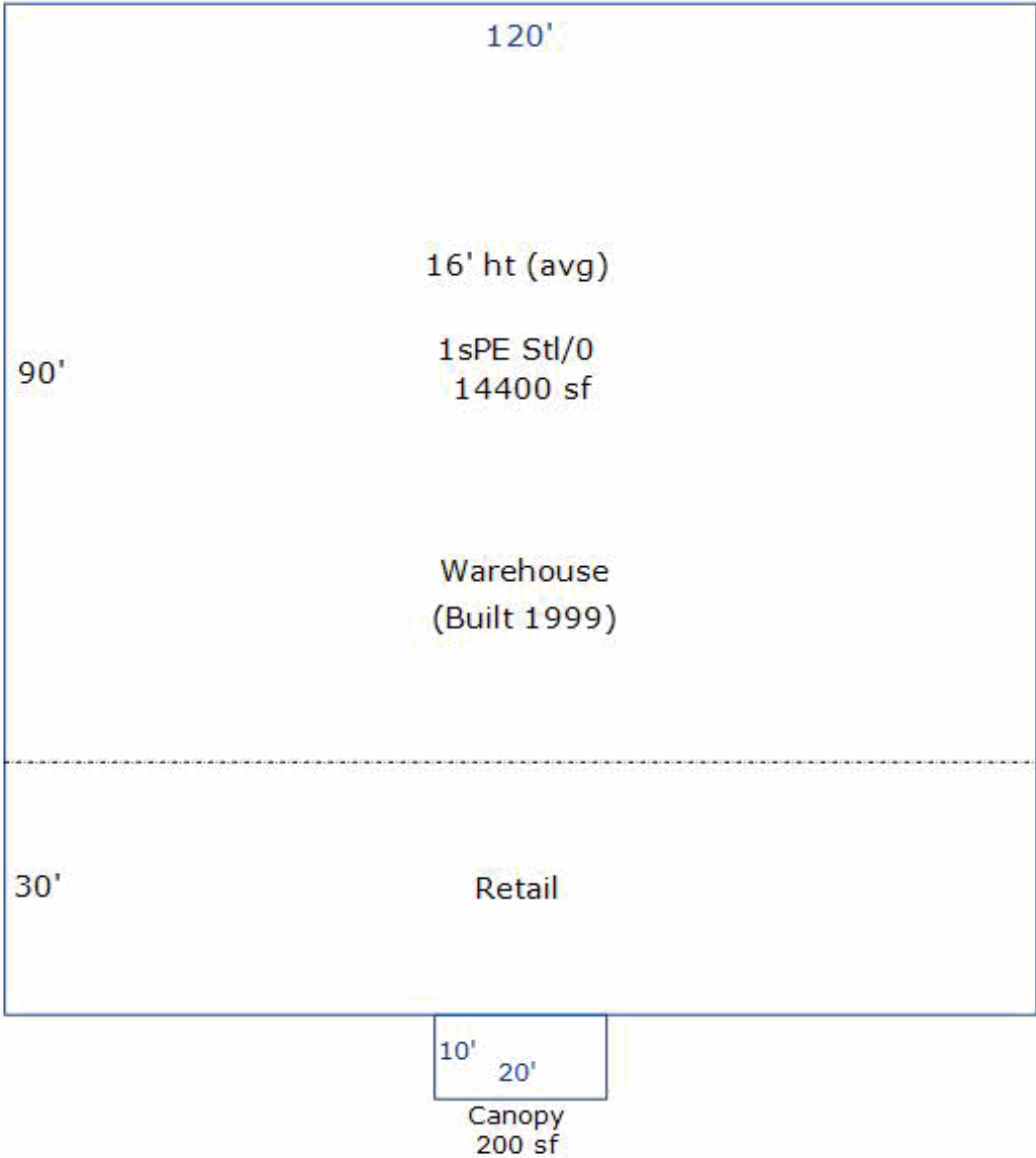
Commercial Building (3017 Hoover Rd. - Building #2)

Section name: Section 1
 Year built: 1999
 % complete: 100%
 Stories: 1.00
 Perimeter: 480 LF
 Total area: 14,400 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Discount warehouse store	Retail, warehouse	1	3,600	Masonry bearing walls	16.00	C (AV)	Average
	Service repair garage	Garage, service repair	1	10,800	Metal frame and walls	16.00	C (AV)	Average
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Concrete Block, Textured Face				3,600	25.0%	C (AV)	
	Single-Metal on Steel Frame				10,800	75.0%	C (AV)	
HVAC	Space heater				10,800	75.0%	C (AV)	
	Package unit				3,600	25.0%	C (AV)	
Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition	
	1	Canopy	200	C		1999	Av	

Building #2



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# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Commercial Paving	Width: 4,500 LF	Grade: C		not available
Const type: Asphalt	Depth: 10 LF	Condition: Average		
Year built: 1997	Flr area: 45,000 SF	% complete: 100%		
		Assessed \$: \$84,300		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
4/29/2022	20220415	Plumbing for well	\$250	6/20/2022
9/19/2016	16-0717	Road Sign w/elec message board	\$8,330	12/15/2016
4/19/2016	16-0183	Reroof	\$53,100	12/31/2016
8/21/2002	31027	Truck Stop USA	\$9,400	8/21/2003
5/14/2001	29839	Truck Stop USA	\$2,000	5/14/2002
11/11/1999	28819	New 120 x120 building	\$200,000	11/10/2000
9/14/1997	27099	New Construction	\$50,000	9/14/1998
7/24/1997	26930	Warehouse	\$150,000	7/24/1998

Sales History		
Date	Price	Type
2/15/2018	\$896,400	Not a market sale