RANW MLS Vacant Land Data Form Effective March 1, 2022

DIRECTIONS: Fields marked with an **R require** an answer. **# = Numeric** Only answer.
Fields w/choices: List of field choices may be found in Paragon & Definitions in MLS Rules.

MLS Staff Use Only – do not write in this space

MLS#_____

Entered/Initials_____ LW ☐

Non-LIM Company: Select per Company Policy

Paragon Tax Auto-Population: YES_____ NO_____

LISTING INFO:

R Firm / Office ID # ☐☐☐☐☐☐ **R** Agent ID # ☐☐☐☐☐☐ Ad Code ☐☐☐☐☐

Co-Listing Firm ID # ☐☐☐☐☐☐ Co-Listing Agent ID # ☐☐☐☐☐☐

R List Price ☐☐☐☐☐☐☐☐

R List Date ☐☐ / ☐☐ / ☐☐☐☐

R Expiration Date ☐☐ / ☐☐ / ☐☐☐☐

Delayed Showing Yes ☐ No ☐
Date Showings Begin _____
(required if delayed showings=yes)

Owners Name ☐☐☐☐☐☐☐☐☐☐☐☐☐☐

R Cooperative Compensation-Commission Sub/Agt Broker ☐☐☐☐☐ ☐ % ☐ $

R Cooperative Compensation-Commission Buyer/Broker ☐☐☐☐☐ ☐ % ☐ $

Must enter a percentage (use decimals) of the gross selling price OR a definite dollar amount in at least one Commission field, and then check the box for % or $.

R Variable Rate Commission ☐ Yes ☐ No

R Licensee Interest/Broker Own ☐ Yes ☐ No

R Contract Type: ☐ Exclusive Agency ☐ Exclusive Right to Sell ☐ Other

R Limited Service: ☐ Yes – RANW MLS PDF Document Attached (Required) ☐ No

R Named Exceptions ☐ Yes ☐ No

R Electronic Consent ☐ Yes ☐ No **If yes**, Seller has consented via email to the use of email as a means to make legal delivery of all Contracts & Docs related to their transaction.
Please note delivery requires both Seller & Buyer electronic consent as mandated by law. Please refer to the **Private RMKS for** members only, for the delivery address.

Bank Owned/REO* ☐ Yes ☐ No * **Agent Only (Not Public) – Full Display**

Potential Short Sale* ☐ Yes ☐ No * **Agent Only (Not Public) – Full Display**

Relocation* ☐ Yes ☐ No * **Agent Only (Not Public) – Full Display**

PROPERTY DETAILS:

R County ☐☐☐☐☐

R Taxing Municipality (legal description) ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

R Tax Municipal Sub-Area Code ☐☐ Required for Cities of Appleton, De Pere, Fond du Lac, Green Bay, Oshkosh

R School District Code ☐☐☐☐ #

R Street Number ☐☐☐☐☐☐☐ Direction ☐☐

R Street Name ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐ **R** Street Type ☐☐☐☐

*Enter Legal address. County and State Highways will be entered into Property Address 2 field as HWY for search purposes only.

Lot # ☐☐☐☐☐ **R** City (mailing address) ☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐☐

R State ☐☐ **R** Zip Code (9 digit) ☐☐☐☐☐ -- ☐☐☐☐

Property Address: _____ **Firm/Office ID#** _____

CONT. PROPERTY DETAILS:

R Property Tax ID: Include dashes. Continue on 2nd line if necessary. Enter Tax ID exactly as it appears on the Property Tax Bill.

R Taxes Net NOTE: Tax Amount may not include special assessments or municipal fees.

R Tax Year

Improvements Land Assessments

Assessments Total

Assessment Year Special Assessments ☐ Yes ☐ No ☐ Unknown

Legal Description (150 characters or less)

R Flood Plain ☐ Yes ☐ No ☐ Unknown

R Deeded Access* ☐ Yes ☐ No ☐ Unknown * Provides access to something outside your land, i.e., Park, Water, Walking Trail

R Restrictive Covenant* ☐ Yes ☐ No ☐ Unknown * Pertains to use of your land with building requirements and outbuilding allocations

R Subdivision Name (**required if part of a subdivision**). Continue on second line if necessary.

R HOA Annual Fees ☐ Yes ☐ No ☐ Unknown **R** HOA Annual Fees $

Builder Exclusive ☐ Yes ☐ No Builder Name:

School Elementary School Middle School High

R Water Frontage ☐ Yes ☐ No **R Water Features-Other** ☐ Yes ☐ No

If Water Frontage = Yes, all fields in this section must be completed. Property must have Water Frontage; deeded access does not qualify as Water Frontage=Yes. If the listing does not qualify as Water Frontage=Yes but has other water features, those features may be indicated in Coded Feature Other Water Features Section.

R Water Body Name (see list available under Code Sets in Paragon's Reports menu)

R Water Type – **Choose Only One** (Must include a GIS image, map image, or similar photo of the body of water.)

☐ River ☐ Lake ☐ Bay ☐ Channel ☐ Other-See Remarks

Property Address: _____ **Firm/Office ID#** _____

R Est. Water Frontage (measurement in feet-round down to nearest whole foot) ☐☐☐☐☐☐ #

R Source Water Frontage (choose only one)

- ☐ 1.Assr/PubRecd
- ☐ 2. Appraisal
- ☐ 3. Developer
- ☐ 4. Plat Map/Survey
- ☐ 5. Broker/Agent
- ☐ 6. Builder
- ☐ 7. Blueprints
- ☐ 8. Seller
- ☐ 9. Other – See Remarks

R Acres Est Total ☐☐☐☐☐☐.☐☐ # **R Source of Acres** ☐

Total SqFt. of Lot Est ☐☐☐☐☐☐☐☐ # Source of SqFt Lot ☐

Lot Dimensions Est ☐☐☐☐ X ☐☐☐☐ # Source of Lot Size Dim ☐
Front Side

Wetland Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Wetland Acreage ☐

Pasture Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Pasture Acreage ☐

Tillable Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Tillable Acreage ☐

Wooded Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Wooded Acreage ☐

Corn Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Corn Acreage ☐

Soybean Acreage Est ☐☐☐☐☐☐.☐☐ # Source of Soybean Acreage ☐

Lot Info Source Codes:
1. Appraiser
2. Assessor/Public Record
3. Developer
4. Plat Map/Survey
5. Agent/Broker
6. Builder
7. Blueprints
8. Seller
9. Other – see Public Rmks

Only Acres Estimated and Source Code are required. May also complete other fields and sources.

Certified Survey Available ☐ Yes ☐ No Approved Plat Map Available ☐ Yes ☐ No

R - Hobby Farm: Yes ___ No ___ **Hobby Farm** = A small farm generally not income producing.
If yes, please see related Farm/Hobby Farm Fields & Features required to be completed on page 8.

R - Farm: Yes ___ No ___ **Farm**: Generally an income producing Farm. Also see Commercial Property Type.
If yes, please see related Farm/Hobby Farm Fields & Features required to be completed on page 8.

R Directions to Property: Start from a neutral location and clearly identify route. (Limit: 150 characters including spaces and punctuation).

REMARKS and SHOWING INFORMATION GUIDELINES:

- You must leave space between words. Remember to leave a blank space after punctuation.
- Describe the property, not the potential buyer. Use only standard abbreviations.
- Remarks Public: Shows on MLS Customer displays, in the Collab Center, on IDX (public) websites. Please refer to MLS Rules Section 4 for complete Public Remarks guidelines. (Limit 800 characters including spaces and punctuation).
- Remarks Inclusion Public: To use for what is not listed in Features Option. (Limit 150 characters including spaces and punctuation.)
- Remarks Exclusion Public: To use for what is not listed in Features Option. (Limit 150 characters including spaces and punctuation.)
- Remarks Private: "Agent to Agent". Shows only on Paragon's Agent Confidential (member only) displays. Not intended for public displays. Do not include confidential information. (Limit of 450 characters including spaces and punctuation.)
- Showing Information Private: "Agent to Agent". Shows only on Paragon's Agent Confidential (member only) displays. Not intended for public displays. Do not include confidential information. (Limit of 300 characters including spaces and punctuation).

Property Address: _____ **Firm/Office ID#** _____

Remarks Public: Required if any field or feature is marked "Other – See Remarks". (Limit 800 characters including spaces and punctuation).

Remarks Private: for Member Only: (Limit 450 characters including spaces and punctuation).

Property Address: _____ **Firm/Office ID#** _____

Showing Information Private for Member Only: (Limit of 300 characters including spaces and punctuation).

Seller Restriction Options on Internet Display of Listings- see RANW MLS Rules & Regulations for additional information and check your Company Policy.

Listing Maintenance "LIM" default settings: Default is set to indicate YES, meaning there are NO restrictions, listing should be included in the RETS feeds and also there are no restrictions on the listing. If you want to restrict the listing for any of the following, then you must indicate a NO.

R 1. Yes___ NO___ Include on Internet/ IDX = Default is Yes to include listing.
Do not restrict Listing from being shown on any/all public Internet websites including Listing Company site, IDX, REALTOR.com, VOW sites, or 3rd party aggregate sites as allowed by Listing Company.

R 2. Yes____ NO___ VOW Include = Default is Yes to include listing. Do not restrict listing from VOW sites.

R 3. Yes___ NO____ Include Inter/IDX w Addr = Default is Yes, to include listing.
Do not restrict Listing Address from being shown on any/all public Internet websites including Listing Company site, IDX, REALTOR.com, VOW sites, or 3rd party aggregate sites as allowed by Listing Co.

R 4. Yes___ NO___ IDX w AVM = Default is Yes, to include listing.
Do not restrict IDX sites from using an Automated Valuation Module (AVM) for this listing and/or hyperlinks to value estimates.

R 5. Yes ___ NO___ VOW w AVM = Default is Yes, to include listing.
Do not restrict VOW sites from using an Automated Valuation Module (AVM) for this listing and/or hyperlinks to value estimates.

R 6. Yes___ NO___ IDX w Comment = Default is Yes, to include listing.
Do not restrict IDX sites from using a 3rd party blog, comments, and/or reviews for this listing and/or hyperlinks to same.

R 7. Yes__ NO ___ VOW w Comment = Default is Yes, to include listing.
Do not restrict VOW sites from using a 3rd party blog, comments, and/or reviews for this listing and/or Hyperlinks to same.

Property Address: _____ **Firm /Office ID#** _____

FEATURE DIRECTIONS: By checking a feature, you are indicating that this feature is part of the property or included in the sale. You must check at least one feature in every required category. If you check 'Other-See Remarks' for a required feature, you must include an explanation in the Public Remarks field. All features selected will appear on the All Fields Detail report in Paragon; other displays such as the Agent Confidential and Customer Full may have a different/limited number or selection of features.

UA = UTILITES AVAILABLE TO PARCEL(S) (Required) :

- ☐ All Underground
- ☐ Electric
- ☐ None
- ☐ Telephone
- ☐ High Speed Internet Available
- ☐ Cable
- ☐ Natural Gas
- ☐ Other – See Remarks
- ☐ Some Underground

WI = WATER SYSTEM AVAILABLE/INSTALLED (Required):

- ☐ Community Well Available
- ☐ No Water
- ☐ Sand Point Well Installed
- ☐ Water Lateral in Road
- ☐ Well on Site, Private
- ☐ Municipal Water Available
- ☐ Other – See Remarks
- ☐ Shared Private Well Available
- ☐ Water Lateral to Lot Line

WD = WASTE DISPOSAL SYSTEM (Required):

- ☐ At Grade – Septic Installed
- ☐ In Sanitation District
- ☐ No Waste Presently
- ☐ Sewer Lateral in Road
- ☐ Conventional Septic – Installed
- ☐ Mound Septic – Installed
- ☐ Other – See Remarks
- ☐ Sewer Lateral to Lot Line
- ☐ Holding Tank – Required
- ☐ Municipal Sewer Avail
- ☐ Perk Appr.
- ☐ Shared Municipal Waste

LD = LOT DESCRIPTION (Required):

- ☐ Golf Course Adjacent
- ☐ Adj. to Park/Public Land
- ☐ City
- ☐ Corner
- ☐ Cul-De-Sac
- ☐ Deeded Access
- ☐ Existing Condo Plat
- ☐ Exposed Lower Possible
- ☐ Land Lock/Interior
- ☐ Level
- ☐ Limited/Non-Buildable
- ☐ Other-See Remarks
- ☐ Rectangular
- ☐ Rolling
- ☐ Sloping
- ☐ Rural Subdivision
- ☐ Rural Not Subdivision
- ☐ Suburban
- ☐ Wetland/Marsh
- ☐ Wooded
- ☐ Duplex Lot
- ☐ 5+ Unit Lot
- ☐ Farm-Working
- ☐ Farm Non-Working
- ☐ Adjacent to ATV & Snowmobile Trail
- ☐ Subject to Shoreland Zoning & Regulations
- ☐ Hobby Farm Working
- ☐ Hobby Farm Non-Working

IP = IMPROVEMENTS ON SITE (Required):

- ☐ Driveway In
- ☐ Fence In
- ☐ Sidewalks In
- ☐ Storm Water Pond
- ☐ Garage
- ☐ Existing Curb Gutters
- ☐ Other – See Remarks
- ☐ Slab Foundation In
- ☐ Streetlights
- ☐ None

AL = ALLOWED/ MISCELLANEOUS:

- ☐ Easements
- ☐ Horses Allowed
- ☐ Res Structure – Little/No Value
- ☐ Storage Building Allowed
- ☐ Fences Allowed
- ☐ Near Bus Line
- ☐ Shed Allowed
- ☐ Trailer/RV Parking Allowed

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ZO = ZONING (Required):

- ☐ 2 Family/Duplex
- ☐ Agricultural
- ☐ Commercial
- ☐ Condominium
- ☐ Historic District
- ☐ Industrial
- ☐ Multi-Family (3 units)
- ☐ Non-Conforming
- ☐ Other – See Remarks
- ☐ P.U.D.
- ☐ Recreational
- ☐ Residential
- ☐ Multi-Family (4 units)
- ☐ Multi-Family (5+ Units)
- ☐ Manufacturing
- ☐ Multi-Family

OW = WATER FEATURES OTHER:

- ☐ Deeded Water Acc/No Frontage
- ☐ Divided/Separated Access (1 parcel)
- ☐ Water View-No Deeded Access
- ☐ Water View with Deeded Access
- ☐ Boat House
- ☐ Boat Ramp/Lift
- ☐ Boat Slip
- ☐ Dock/Pier
- ☐ No Motor Lake
- ☐ Motorized Lake
- ☐ Electric Motor Only
- ☐ No Wake Lake
- ☐ Wake Limits
- ☐ Water Ski Lake
- ☐ Creek/Stream
- ☐ Pond-Private
- ☐ Pond-Shared
- ☐ Quarry
- ☐ Other-See Remarks

RO = ROADS (Required):

- ☐ Gravel Road
- ☐ None
- ☐ Paved
- ☐ Private Road
- ☐ Unpaved
- ☐ Other-See Remarks

DO = DOCUMENTS ON FILE:

- ☐ Appraisal
- ☐ Blueprint
- ☐ Deeded Access
- ☐ Flood Plain Letter
- ☐ OCC Certificate
- ☐ Prior Title Policy
- ☐ Restrictive Covenant Report
- ☐ Seller Condition Report
- ☐ Septic Report
- ☐ Subdivision Restrictions
- ☐ Survey
- ☐ Tax Bill
- ☐ Well Test
- ☐ SA Aerial Map
- ☐ Soil Map
- ☐ Other Documents

TI = TERMS INFORMATION:

- ☐ Additional Land Available
- ☐ Area Grant Available
- ☐ Assumable
- ☐ Auction*
- ☐ Exchange
- ☐ In Subdivision
- ☐ Land Contract
- ☐ Owner May Assist
- ☐ Sell in Entirety
- ☐ Seller Lease back
- ☐ Tenant Occupied/Leased
- ☐ Use Value
- ☐ Will Divide

***Indicates required RANW MLS Auction form attached.**

Complete the Fields and Features on page 8 if the listing is a Hobby Farm or Farm.

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The information provided by the sellers or other third-party sources has not been verified by the broker or the broker's subagents and said parties take no responsibility for the accuracy of the information given.

Property Address: _____ **Firm/Office ID#** _____

Farm/Hobby Farm Fields & Features

FARM or Hobby Farm TYPE: (FT)

☐ Crop-Cash ☐ Livestock ☐ Beef ☐ Hogs ☐ Other-See Remarks ☐ Tobacco
☐ Dairy ☐ Organic ☐ Fish ☐ Orchard ☐ Produce ☐ Tree
☐ Horse ☐ Tree ☐ Goats ☐ Farm-Non Working

Farm or Hobby Farm LAND TYPE: (LT)

☐ Easements ☐ Federal State Land ☐ Pasture ☐ Tillable ☐ Wetland/Marsh ☐ Wooded
☐ Other – See Remarks

Farm or Hobby Farm Outbuildings

☐ Barn(s) ☐ Chicken House ☐ Farm Home - Little or No Value ☐ Finishing House ☐ Horse Barn ☐ Machine Shed ☐ Out-Building(s) ☐ Silo(s)
☐ Calf Barn(s) ☐ Corn Crib(s) ☐ Granary ☐ Kennels ☐ Milk House ☐ Pole-Building(s) ☐ Third Barn
☐ Cattle Shed ☐ Farm Home ☐ Farrow House ☐ Hog House ☐ Loafing Shed ☐ Other – See Remarks ☐ Second Barn

Farm or Hobby Farm FEED STORAGE: (FS)

☐ Feed Bunk ☐ Grain Bin(s) ☐ None ☐ Other-See Rmks ☐ Silage Bunker(s) ☐ Silo(s) ☐ Unloader ☐ Wire Corn Crib(s)

FW = FARM or Hobby Farm Special or Extra WATER SUPPLY: (FW)

☐ Lake/Pond ☐ Municipal Water ☐ None ☐ Other – See Remarks ☐ Spring ☐ Stream ☐ Well on Site-Private

FARM or Hobby Farm INCLUDES FEATURES: (FL)

☐ 400+ Amp Service ☐ Electric Dryer ☐ Indoor Arena ☐ Other – See Remarks ☐ Shop Area ☐ Water in Pasture
☐ Auto Feed ☐ Fences ☐ Irrigation System ☐ Outdoor Arena ☐ Strip Cropping
☐ Conveyor ☐ Gas Dryer ☐ Manure Storage ☐ Paddock ☐ Terraced Land
☐ Drainage Ditch ☐ Generator ☐ N/A-None ☐ Second Residence ☐ Wash Rack

Farmland Preservation/Woodland Tax Credit Y/N: ☐
Farmland Preservation/Woodland Tax Credit Expiration: ☐☐☐☐☐☐☐☐☐☐

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