Our Mission: To provide and protect the integrity of the official county repository for Real estate records and Vital records. To provide safe archival storage and convenient access to these public records. To implement statutory changes, system modernization, program and procedure evaluation and staff development to assure a high level of timely service for our citizen-customers.
The ROD Team

• Heather Schwersenska, Register of Deeds

• Michelle Wedde, Deputy

• Alisa Kuerschner, Deputy
ROD Team Goals

- Office Policies
- SOPs (Standard Operating Procedures)
  - Cross-trained
- Back Indexing
  - Quantity & Quality
Who uses ROD Records?

- Other County Departments
- Banks
- Title Companies
- Attorneys
- Surveyors
- Appraisers
- Real Estate Agents
- Builders
- Developers
- Planning Companies
- Plumbers
- Residents/Citizens and more
What Information do Records Provide?

- Sales Price
- Property Values
- Current & Historical Ownership
- Survey & Plat Maps
- Covenants, Restrictions & Setbacks
Fidlar Software Updates

- **iNSPECT**
  - Optical Character Recognition
  - Identifies Index Data
  - Accuracy Verified by Processor
  - Increased Efficiencies & Accuracy
  - Value - $30,000
ROD Fees

STATUTORY FEES:

- DOCUMENT RECORDING FLAT FEE $30.00
  (Splits with State Agencies incl. Land Records Council)
- PLAT RECORDING FLAT FEE $50.00
- TRANSPORTATION PROJECT PLAT FEE $25.00
- COPIES OF RECORDED DOCUMENTS $2.00/1st page + $1.00/addn’l pages
- CERTIFIED COPY $1.00 + Normal Copy Fee
- VITAL RECORDS $20.00/1st copy + $3.00/each addn’l
  (Birth, Death, Marriage, Divorce)
  (Splits with State Agencies/Programs)
- REAL ESTATE TRANSFER FEE $3.00/$1,000 (based on Sales Price)
  (80% to WI DOR, 20% to County)

OTHER FEES:

- SECTION MAPS $1.00
- PLATS OF SURVEYS, TIE SHEETS & CENSUS RECORDS $.50/page
Remote Access Fees

**LAREDO REMOTE ACCESS PLANS:** (Set by ROD & Software vendor)

<table>
<thead>
<tr>
<th>PLAN* (Minutes Per Month)</th>
<th>COUNTY CHARGE TO USER (Charge per Month)</th>
<th>OVERAGE CHARGE (Charge per Minute)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A 0 - 120 min.</td>
<td>$25.00/month</td>
<td>$0.25/per min.</td>
</tr>
<tr>
<td>B 121 – 250 min.</td>
<td>$100.00/month</td>
<td>$0.20/per min.</td>
</tr>
<tr>
<td>C 251 – 500 min.</td>
<td>$150.00/month</td>
<td>$0.15/per min.</td>
</tr>
<tr>
<td>D 501-1000 min.</td>
<td>$250.00/month</td>
<td>$0.12/per min.</td>
</tr>
<tr>
<td>E 1001-2000 min.</td>
<td>$450.00/month</td>
<td>$0.10/per min.</td>
</tr>
<tr>
<td>F Unlimited Minutes/Limited Image Purchase</td>
<td>$600.00/month</td>
<td>None</td>
</tr>
</tbody>
</table>

*ALL PLANS ARE SUBJECT TO AN IMAGE MAINTENANCE FEE OF $.50 PER PRINTED PAGE

**TAPESTRY REMOTE ACCESS FEES:** (Set by ROD & Software vendor)

- $6.95 per Search
- $.50 per Page Printed
## Recorded Document Revenue

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th>2016 (YTD 8/31)</th>
<th>2017 (YTD 8/31)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Records Recorded</td>
<td>5,328</td>
<td>5,466</td>
<td>3,532</td>
<td>3,621</td>
</tr>
<tr>
<td>ROD Fees Collected</td>
<td>$102,982</td>
<td>$101,801</td>
<td>$66,587</td>
<td>$68,568</td>
</tr>
<tr>
<td>State Transfer Fees Collected</td>
<td>$60,140</td>
<td>$65,812</td>
<td>$41,720</td>
<td>$48,165</td>
</tr>
<tr>
<td>(20% to County)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Transfer Fees Collected</td>
<td>$240,562</td>
<td>$263,247</td>
<td>$166,879</td>
<td>$192,660</td>
</tr>
<tr>
<td>(80% to State)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Vital Records Revenue

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th>2016 (YTD 8/31)</th>
<th>2017 (YTD 8/31)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vital Records Requested</td>
<td>682</td>
<td>671</td>
<td>461</td>
<td>548</td>
</tr>
<tr>
<td>Vital Record Fees Collected ($13.00 per to State)</td>
<td>$13,054</td>
<td>$11,920</td>
<td>$8,042</td>
<td>$9,341</td>
</tr>
</tbody>
</table>
## Other Revenues/Fees Collected

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th>2016 (YTD 8/31)</th>
<th>2017 (YTD 8/31)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROD Online Revenues</td>
<td>$30,161</td>
<td>$36,482</td>
<td>$23,958</td>
<td>$32,619</td>
</tr>
<tr>
<td>Land Records Modernization</td>
<td>$31,968</td>
<td>$43,728</td>
<td>$28,256</td>
<td>$28,968</td>
</tr>
</tbody>
</table>

($8.00 per Doc)
Conveyance Trends: Land & Building vs. Land Only

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2016</th>
<th>Inc/Dec</th>
<th>2017 (YTD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land &amp; Building</td>
<td>554</td>
<td>612</td>
<td>58</td>
<td>480</td>
</tr>
<tr>
<td>Land Only</td>
<td>197</td>
<td>204</td>
<td>7</td>
<td>153</td>
</tr>
</tbody>
</table>

Conveyance Comparisons

- **2015**: Land Only = 197, Land & Building = 554
- **2016**: Land Only = 204, Land & Building = 612
- **2017 (YTD)**: Land Only = 7, Land & Building = 58
ROD Hot Topics

• eRecordings Continue to Increase Recording Efficiencies
  ◦ Waushara County
    • 2012 – 4.8%
    • 2016 – 29%
    • 2017 (YTD) – 37%
  ◦ Statewide – 94% or 68 out of 72 counties
    • 2011 – 16% of docs were eRecorded
    • 2015 – 35% of docs were eRecorded

• Property Fraud Alert
  • 2014 – 100
  • 2015 – 190
  • 2016 – 37
  • 2017 (YTD) – 37
ROD Projects

• Images Available Online*
  ◦ Deeds, Mortgages, etc., CSM, Plat & Tract Index books, Miscellaneous books, Lis Pendens, Corporate & Military Discharge books
  ◦ Old Mortgages (+30 years), Plats of Survey

• Back Indexing Real Estate Records*
  ◦ 2015 – 20,912 docs @ .70 = $14,638
  ◦ 2016 – 9,139 docs @ .70 = $6,397
  ◦ 2017 (YTD) – 5,044 @ .70 = $3,531
  ◦ 171,500 + to go😊

• Remote Access Revenues
  ◦ 2012 - $27,329
  ◦ 2016 – $36,482
  ◦ 2017 (YTD) – $32,619

*Increase the value of our online resources & generates additional revenues.
What has the ROD been up to?

- Active in WRDA
  - 2nd Vice President
  - Summer Conference
- 7th Grade Business Tour (Treasurer, Judge Dutcher)
- Fidlar Educational Symposium (May 2017)
  - UETA & the end of Paper Documents, the Life of an Electronic Real Estate Transaction, Keeping the Public Informed, the Vulnerability of Your Repository, Creating Office Policies and What is Your Why?
- Fidlar User Group Meeting (Sept. 2017)
Continued...

- **WCCO and WLIA Conferences**
  - Collaboration between County Departments & Land Information Departments

- **Women in Government Seminar (Oct. 2017)**
  - Topics: Navigating Uncomfortable Situations, Be Your Best Advocate, Having Difficult Conversations
Legislative Items Summarized

• Sheriff’s Deed (SB-175)

• Copying of Vital Records (SB-79)

• ROD Clean-up (AB-175)
More Legislative Items...

- Safe at Home Act (WI ACT 356)
- New HT-110 & TOD-110 Document
- Reviewing Chapter 69 (Vital Records)
Questions and Comments