

Property History

Address: 706 Derek Ln, Viroqua



The following information is intended to supplement the Real Estate Condition Report

Age of Home: 10 Years Owned: 10 Additions (Yes or No): NO Age of Additions: /

	Years	Last Service Date	By Whom
Age of Roof?	10	-	-
Age of Furnace?	10	Spring 2026	Flock
Age of Air Conditioners?	10	Spring 2026	Flock
Age of Hot Water Heater?	10	-	-
Is there a Water Softener?	☐ Yes ☒ No	☐ Rented ☐ Owned	
Have you made any repairs to the roof?		☐ Yes ☒ No	
Have any electrical updates been made?		☐ Yes ☒ No	
Can you supply a previous Condition Report?		☐ Yes ☐ No	

Service	Supplied By / Telephone Number	Monthly Average
Electric	Xcel Energy	200 ⁰⁰
Gas	MG&E	100 ⁰⁰
Water/Sewer	City of Viroqua	130 ⁰⁰
Trash Removal	GFL - (paid on city utility)	(included above)

Current Homeowners Insurance Provided by: Acuity Insurance Yearly Rate: \$ 2958⁰⁰

Updates and Improvements (Current Owners):

- 2019 30x40 shop built
- 2020 inground pool installed by Jebeeta Pools - LaCrosse / Pool area
- 2020 Professional landscape (Second Nature)
- 2020 Fence installed
- 2025 concrete driveway for 30x40 shop

AME
Seller(s) Initials

7/9/26
Date

Buyer(s) Initials

Date