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4908 Monches Rd, Richfield, WI 53017

\$300,000

Sold | Closed | Commercial | 26,000 Sq. Ft. | 30 Parking Spaces



Full Property Details for 4908 Monches Rd

General

Sold For: \$300,000

Status: Closed

Type: Commercial

MLS ID: 1715716

Added: 98 day(s) ago

Viewed: 84 times

Location

County: Washington

Lot Features

Lot Dimensions: 500 x 469 See CSM

Zoning: Resid & Institu

Structural Information

Square Feet: 26,000

Year Built: 1926

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Schools serving 4908 Monches Rd

School District: Hartford Uhs School District

Score	Name	Grades	Distance
5	Hartford High School, Hartford, WI 805 Cedar St, Hartford, WI 53027	9-12	8.6 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 4908 Monches Rd

Date	Details	Price	Change	Source
12/30/2020	Sold	\$300,000	-14.29%	MLS
10/21/2020	Listed	\$350,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

4908 Monches Rd, Richfield, WI 53017 (MLS# 1715716) is a Commercial property that was sold at \$300,000 on December 30, 2020. Want to learn more about 4908 Monches Rd? Do you have questions about finding other Commercial real estate for sale in Richfield? You can browse all [Richfield real estate](#) or contact a Coldwell Banker agent to request more information.



Plat School Update

At the end of the summer, the Holy Hill Area School District closed a chapter in its history.

The parent district of Richfield Joint School District No.1, during the consolidation with Friess Lake School, made the decision to close Plat School permanently. On Monday, August 17th, 2020, the Holy Hill Area School District sold Plat School to John and Allison Loosen of Monches Property LLC.

The School Board accepted the June 29th offer in early July after a series of failed offers. Serendipitously, Mr. Loosen was the first person to place an offer on Plat School back in 2018. Mr. Loosen's initial offer was followed by offers from three (3) other parties. In his most recent offer to purchase Plat School, his offer was presented with no contingencies and included an expedited closing date.

While the property has recently been listed for sale, St. Augustine School (<https://www.santaugustineschool.net/>) has until February to put together funds for closing as the "first position" buyer. The school is presently located on Old CC (formerly Country Trunk Highway CC) and has operated for 26 years serving K4-12th grade. If this purchase is completed, St. Augustine has indicated they would begin occupancy at the beginning of the 2021/22 school year. As part of the proposal, Monches Property LLC (John and Allison Loosen) petitioned for a boundary line adjustment to give approximately 2.5 more acres of residential land from the former Plat School to their private residence. Each parcel, the former Plat School and the private residence of John and Allison Loosen, will far exceed the minimum lot size requirements for their respective Zoning Districts.

The sale of Plat School is bittersweet, as it has been part of the rich history of the school district as well as the Village, and hamlets prior to it. However, knowing that it will likely see students in its halls again and that the current Holy Hill Area School District can focus on its mission of educating students, is comforting.

2019-20 Holy Hill Area School District (HHASD) Financial Highlights

- Taxes went down 12% from the prior year.
- The QSCB (Qualified School Construction Bonds) State Trust Fund Loan that was established by the prior Richfield School District prior to consolidation, which was recently running about 50K each year out of the district's revenue limit/tax levy, was paid off. This will allow more funds to be directed towards instruction starting in 2020-21.
- Our Fund 46 - Long Term Capital Improvement Trust Fund, which was established by the prior Richfield School District, and requires a minimum 10 year long term capital improvement plan and a five year waiting period before ability to draw out funds, completed its fifth year since it was created. Starting in 2020-21, the district can now utilize these funds for capital improvements. Plat School was sold just after the close of 2019-20 and the funds from the sale were transferred to Fund 46 for future capital improvements to Friess Lake Elementary and Richfield Middle School.
- The district was provided the minimum 40K grant from ESSER (Elementary and Secondary School Emergency Relief) related to the COVID-19 pandemic. The district is required to share the grant with its private schools based on calculations provided by the state. HHASD received just under 30K that was spent on purchasing additional chromebooks for virtual instruction while Saint Gabriel and Saint Augustine received combined just over 10K of the grant that they are using on cleaning and sanitizing measures. HHASD is the fiscal agent of the funds.