

INSTRUCTIONS FOR SEARCHING PROPERTY TRANSFERS FROM 7/01/2009 FORWARD

1. Go to WI Department of Rev site: www.revenue.wi.gov
2. Go to the box titled: eRETR for Real Estate

The screenshot shows the top navigation bar of the Wisconsin Department of Revenue website. It is divided into three main sections: Online Services, Helpful Videos, and Quick Links. Below these is a large banner for the 'ONE STOP BUSINESS PORTAL' featuring silhouettes of two construction workers shaking hands in front of a building under construction. To the right of the banner is a 'Recent News' section with a list of articles.

Online Services

- WI efile
- MY tax ACCOUNT
- Where's My REFUND
- eRETR Real Estate Transfer Returns
- ID Verification
- Business Tax Incentive Finder

Helpful Videos

- Tax 101 - Choosing Your Tax Form
- Tax 101 - Income Paid to Other States
- Free Tax Help Available
- Tips for Wisconsin e-File
- Identity Verification
- Where's My Refund
- More videos...

Quick Links

- Was your 2016 tax return filed
- Tax incentives for businesses
- Reports | Publications | Forms
- Owe back taxes?
- Delinquent taxpayer listing
- Report tax fraud
- Common questions | En Espanol

Start your new Wisconsin business today!

ONE STOP BUSINESS PORTAL

Recent News

- Unclaimed Property Matching Program Reconnects Wisconsinites with Millions
- Wisconsin Department of Revenue Targets Fraud and Identity Theft
- Racine Tavern Operator Charged with Alcohol Crimes
- Department of Revenue Collections, January FY2017
- Monroe County Man Charged with Cigarette Crimes
- College Students: e-File For Free and Get Your Refund by Spring Break

More...

The page that comes up will say Real Estate Transfer Fee.

Under the Online Services tab click on “Search Wisconsin property data”.

The screenshot shows a website page titled "Real Estate Transfer Fee". The page is organized into several sections:

- Recent News:** A list of news items including "Final 2016 Major Class Comparison Report Available Online", "2017 Manufacturing and Telecommunication Notification Rolls", "Annual Reports are Available Online", "2017 Board of Review/Open Book Calendar Now Available", "2017 Property Tax Guides", "2016 Online Annual Assessor Meeting and Land Classification Credit", "2016 Online Annual Assessor Meeting and Land Classification Course", "2017 Annual Calendar and January Settlement", "2017 Wisconsin Property Assessment Manual (WPAM) is now available", and "2016 Equated Manufacturing Roll/Statement of".
- Online Services:** A list of services including "Real Estate Transfer Return (eRETR)" with sub-links for "File a return | Instructions | System overview", "View", "Restore", "Amend | Instructions", and "eRetr training/help"; "eRETR System Login - Assessors & Local Government Officials | Instructions"; "Register for WAMS ID and password"; "Search Wisconsin property data"; "Download historical RETR data"; "My Tax Account"; and "More...".
- Resources:** A list of resources including "Annual RETR Returns Collections Summary", "Rental Weatherization Program", "Forest Crop Law and Managed Forest Law", "Wisconsin Statutes", "Wisconsin Administrative Code (Chapter Tax 15)", and "Helpful Videos".
- Partnerships:** A list of partner organizations including "Wisconsin Association of Assessing Officers", "Wisconsin Bar Association", "Wisconsin County Treasurers' Association", "Wisconsin Real Property Listers", and "Wisconsin Register of Deeds Association".
- Common Questions:** A list of frequently asked questions including "How do I file a real estate transfer return?", "What do I need to file a return?", "Do I need to file a transfer return with the Termination of Decedent's Property Interest Form (HT-110)? If so, is it exempt from transfer fee?", and "More...". Below this list is a "Search Common Questions" button.
- Merger/Conversion:** A list of items including "Requirements" and "File a report".
- Common Forms:** A list of forms including "Amended Real Estate Transfer Return - PE-500X", "Merger/Conversion Report - MC-500", "Real Estate Transfer Return", "Real Estate Transfer Transmittal Form P-520", "Electronic Real Estate Transfer Waiver", and "More...".

You should be on this page that has Wisconsin Property Sales Information.

If you look at the darker blue tab it shows RETR Search, click on that. It will give you the options of searching by Municipality, Address, County or Advanced. Click on the one you want to use.

The screenshot shows the Wisconsin Department of Revenue website. The header features the department's logo and a navigation menu with tabs for Home, Real Estate Transfer, RETR Search, Historical Data, DOR Website, and WI Counties. The main content area is titled "Wisconsin Property Sales Information" and contains a paragraph explaining the RETR database, a notice about updated search functionality, and sections for "Advanced search" and "Exporting search results to a Comma Separated Value (CSV)". The footer includes contact information, site links, and a copyright notice.

Wisconsin Department of
Revenue

Home Real Estate Transfer RETR Search Historical Data DOR Website WI Counties

Wisconsin Property Sales Information

This searchable Real Estate Transfer Return (RETR) database allows you to locate information on property sales in Wisconsin. Five years of RETR data is available to Wisconsin municipal and county officials, local assessors, and the public who need property sales information. Under Wisconsin law, these records are public information.

We updated the RETR Search tab menu to provide enhanced functionality:

Advanced search

- Expanded searchable data fields
- Does not require specific fields to run
- Includes conveyance date option

Exporting search results to a Comma Separated Value (CSV)

- Improved export capabilities
- Search Tips:
 - Avoid large, statewide, searches - takes longer to run since there is more data being searched and retrieved
 - Use the Advanced search screen and select multiple criteria to narrow down your search before exporting to a CSV file
 - Example:** Use the advanced search to select criteria for the current search - add one municipality name and one month for the date recorded (Sun Prairie; 03/01/2016 - 03/31/2016)

Location [Google Map](#)
2135 Rimrock Road
Madison, WI 53713

Contact Us
Email: otas@revenue.wi.gov

Site Links
[DOR Website](#)
[Historical Data](#)
[WI Counties](#)
[Real Estate Transfer](#)

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When you click on one of the options it will bring you to a disclaimer page. If you click on Agree you will be allowed to search. If you disagree, you will not be allowed to search.

The screenshot shows the Wisconsin Department of Revenue website. At the top, there is a blue header with the department's logo and name. Below the header is a navigation menu with links for Home, Real Estate Transfer, RETR Search, Historical Data, DOR Website, and WI Counties. The main content area is titled "Disclaimer" and contains the following text:

Disclaimer

This site is intended as a general index to Real Estate Transfer Return (RETR) data and related assessment information. The State of Wisconsin and the Department of Revenue assume no responsibility whatsoever for direct, indirect, special, consequential, exemplary or other damages.

The data contained on this site is intended for informational purposes only and is not intended for detailed, site-specific analysis. All information is believed accurate but is NOT guaranteed to be without error. It is based on the best information available at the time of posting and may not reflect the most current records.

By proceeding with a search, you are confirming that you have read this notice and you understand and agree with its contents.

Below the text are two buttons: "Disagree" and "Agree".

At the bottom of the page, there is a footer with the following information:

Location [Google Map](#)
2135 Rimrock Road
Madison, WI 53713

Contact Us
✉ Email: otas@revenue.wi.gov

Site Links
[DOR Website](#)
[Historical Data](#)
[WI Counties](#)
[Real Estate Transfer](#)

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This is what the screen looks like to do an Advanced Search. The criteria is a drop down menu that you can pick any criteria that you would like to search by. It gives you all the instructions on this page to do the searching.

Home Real Estate Transfer **RETR Search** Historical Data DOR Website WI Counties

Advanced Criteria: --Select--

Current search criteria

Add Edit Remove Remove All Save/Load

Options Sort by: Ascending Results/page: 20 Search

Instructions
Use the Advanced screen if you would like to search multiple criteria:

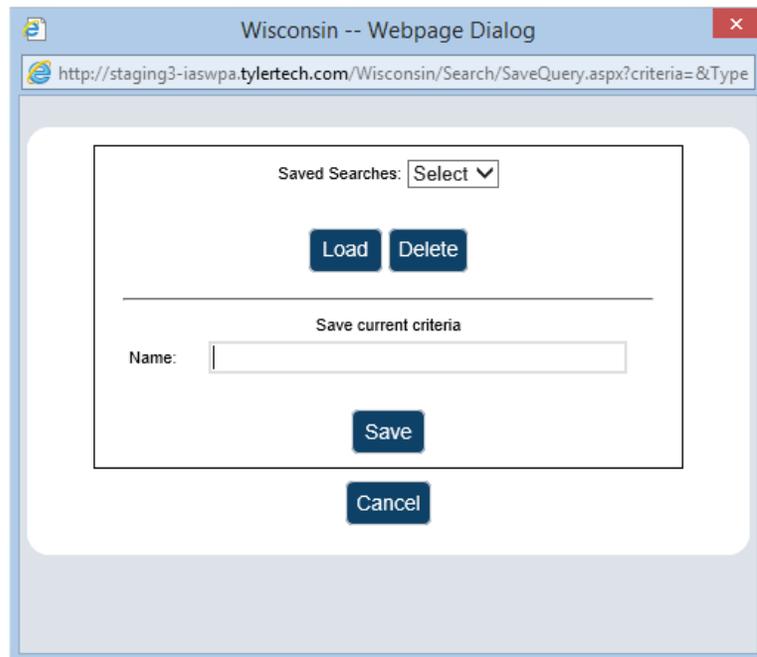
1. **Criteria** - use the dropdown menu to select the item you would like to search
2. After you select the criteria, a field(s) appears based on what you chose. Make a selection from the dropdown menu if applicable, or enter the requested information.
3. Click the "Add" button to place this information to the "Current search criteria" box
4. **Current search criteria** - the criteria appears in this box
 - Verify the information you entered/selected is correct
 - If not, select the item you need to change and click the "Edit" button to make corrections. You must click the "Add" button again to make the change effective.
5. **Select another criteria item** from the "Criteria dropdown menu and repeat steps 1-3 until you entered what you need to build a multi-criteria search.
6. If you would like to delete criteria, select the item and click the "Remove" button

Note:
All criteria are optional; however, to perform a search, you must select at least one criteria item and provide the information requested from that selection. Use an asterisk * symbol (before or in the middle of the search words) if you are unsure of some search details or spelling, or would like varied results with similar characteristics. For best results, do not include a street suffix (Rd St Ave) in the address field.

Saving your current personal criteria search
If you would like to save your criteria search:

1. Click the "Save/Load" button
2. Enter a Name for your multiple criteria search and click "Save"

Note: To save your current criteria, you must have cookies enabled on your browser.



Loading (opening) your saved criteria search

1. On the Advanced screen, click the "Save/Load" button
2. Saved Searches - use the dropdown menu to select the saved search you wish to view
3. Select "Load." The stored criteria search and values are now displayed.

Copying

You can create multiple personal criteria searches with slightly different values by copying an existing saved search:

1. Click the "Save/Load" button
2. Saved Searches - select an existing saved search you would to view and click "Load"
3. Make your changes (add, edit, delete) to the criteria. Review your new criteria in the "Current search criteria" for accuracy.
4. Click the "Save/Load" button. In the dialog box save the new search with a descriptive name.

If you have further questions regarding searching this site, please contact the Dept of Revenue.