



AGENDA
City of Milton
Board of Review Meeting
Tuesday, June 14, 2016
4:00 PM
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

1. Call To Order
2. Approval Of Agenda
3. Approval Of Board Of Review Minutes - May 17, 2016.

Documents: [05-17-2016 - BOARD OF REVIEW MINUTES.PDF](#)

4. Discussion And Possible Action To Approve Resolution 2016-13 A Resolution Approving A Board Of Review Policy On Procedure For Sworn Telephone Or Sworn Written Testimony Requests.

Documents: [RESOLUTION 2016-13 APPROVING A BOARD OF REVIEW POLICY ON PROCEDURE FOR SWORN TELEPHONE OR SWORN WRITTEN TESTIMONY REQUESTS.PDF](#)

5. Appointments

1. 4:10 pm - Gerald Haecker of 414 Rogers Street.
2. 4:30 pm -
3. 4:50 pm - Robert Fox of 1217 Surrey Drive.
4. 5:10 pm - Jason Steele of 741 Capman Street.
5. 5:30 pm - Patrick Warner of 1214 Woodland Drive.
6. 5:50 pm - Rachel Harenza of 11 E Ash Lane.

Documents: [GERALD HAECKER OF 414 ROGERS ST.PDF](#), [ROBERT FOX OF 1217 SURREY DR.PDF](#), [JASON STEELE OF 741 CAPMAN ST.PDF](#), [PATRICK WARNER OF 1214 WOODLAND DR.PDF](#), [RACHEL HARENZA OF 11 E ASH LN.PDF](#)

6. Assessor To Present The Assessment Roll.

7. Adjourn Board Of Review For 2016.

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Posted at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall

**City of Milton
Board of Review Minutes**

5/17/2016 - Minutes

1. Call To Order

Mayor Welch called the meeting of the Board of Review to order at 7:01 PM.

Present: Mayor Anissa Welch, Ald. Dave Adams, Ald. Lynda Clark, Ald. Ryan Holbrook, Ald. Nancy Lader, Ald. Maxine Striegl, and Ald. Jeremy Zajac.

Also Present: City Administrator Al Hulick, Finance Director Dan Nelson, and City Clerk/Deputy Treasurer Elena Hilby.

2. Approval Of Agenda

Ald. Clark moved to approve the agenda. Ald. Lader seconded, and the motion carried.

3. Approval Of Board Of Review Minutes - June 16, 2015.

Ald. Clark moved to approve the minutes. Ald. Lader seconded, and the motion carried.

4. Set Date For Board Of Review - June 14, 2016 At 4:00 P.m.

Ald. Clark moved to schedule the next meeting of the Board of Review for June 16, 2015 at 4:30 PM. Ald. Holbrook seconded, and the motion carried.

5. Adjourn Board Of Review Until Tuesday, June 14, 2016.

Ald. Striegl moved to adjourn the meeting of the Board of Review at 7:04 PM. Ald. Clark seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

RESOLUTION NO. 2016-13

RESOLUTION APPROVING A BOARD OF REVIEW POLICY ON PROCEDURE FOR SWORN TELEPHONE OR SWORN WRITTEN TESTIMONY REQUESTS

WHEREAS, sec. 70.47(8), Wis.Stat. authorizes the Board of Review to consider requests from a property owner or the property owner's representative to testify under oath by telephone or written statements under oath to the Board of Review and whether to allow the same; and

WHEREAS, the Department of Revenue has determined that the legal requirements of the Notice to Appear at the Board of Review must be satisfied and the Objection Form must be completed and submitted to the Board of Review as required by law prior to a Request to Testify by Telephone or Submit Sworn Statement from being submitted.

NOW, THEREFORE, BE IT RESOLVED by the Board of Review of the City of Milton that the following policy is adopted:

1. Procedure: Before the Board of Review (hereinafter BOR) can consider a request from a property owner or the property owner's representative (hereafter (owner")) to testify by telephone or submit a sworn written statement, the owner must first, complete and file with the clerk of the BOR the following documents:
 - a. A timely Notice of Intent to appear at BOR;
 - b. A timely Objection Form for Real Property Assessment (PA-115A); and
 - c. A fully completed Request to Testify by Telephone or Submit a Sworn Statement at Board of Review (Form PA-814).

Such requests must be filed with the clerk of the BOR within the first 2 hours of the BOR's first scheduled meeting. If the owner fails to file the aforementioned documents as required, the BOR will not consider the request.

2. Criteria: The BOR, may consider any or all of the following factors when deciding whether to grant or deny the request:
 - a. The owner's stated reason(s) for the request as indicated on the PA-814
 - b. Fairness to the parties
 - c. Ability of the owner to procure in person oral testimony and any due diligence exhibited by the owner in procuring such testimony
 - d. Ability to cross examine the person providing the testimony
 - e. The BOR's technical capacity to honor the request
 - f. Any other factors that the BOR deems pertinent to deciding the request.

Adopted by the Board of Review of the City of Milton this 14th day of June, 2016.

By:

Anissa Welch, Board of Review Chairperson

Attest:

Elena Hilby, Clerk of the Board of Review

OBJECTION FORM FOR REAL PROPERTY ASSESSMENT

Section 70.47(7)(a), Wisconsin Statutes states " No person shall be allowed in any action or proceedings to question the amount or valuation of property unless such written objection has been filed and such person in good faith presented evidence to such board in support of such objection and made full disclosure before said board . . ."

Note: The Board of Review can hear only sworn oral testimony regarding the value of the property. It cannot hear protests regarding the amount of property taxes or questions of exemption. The best evidence of the value of your property is a recent arm's-length sale of your property. The next best evidence is recent arm's length sales of comparable property. If there are no sales of your property or comparable property, you should present other evidence that indicates the value of your property. This would include cost, income, appraisals, and sales of like property.

Property Owner's Name GERALD MAECKER	Agent Name (if applicable)
Owner's Mailing Address 414 ROGERS ST	Agent's Mailing Address
Owner's Telephone Number 262-894-3562	Agent's Telephone Number

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

- Property Address 414 ROGERS ST
- Legal Description or parcel number from the current assessment roll V-23-988
- Total Property Assessments 92,100
- Please explain why you think the above assessed value is incorrect I HAD THE PROPERTY ASSESSED ON 10/29/15 AND IT WAS APPRAISED AT 84,000
- In your opinion, what was the taxable value of this property on January 1 of the year being appealed? 84,000
If this property contains acreage that is not in a market value class, provide a further opinion of the taxable value breakdown:

STATUTORY CLASS	ACRES		\$ PER ACRE	FULL TAXABLE VALUE
Residential Total Market Value				
Commercial Total Market Value				
Agricultural Classification: # of Tillable Acres		@	\$ acre use value	
# of Pasture Acres		@	\$ acre use value	
# of Specialty Acres		@	\$ acre use value	
Undeveloped Classification # of Acres		@	\$ acre @ 50% of Market Value	
Agricultural Forest Classification # of Acres		@	\$ acre @ 50% of Market Value	
Forest Classification # of Acres		@	\$ acre @ Market Value	
Class 7 "Other" Total Market Value			Market Value	
Managed Forest Land Acres		@	\$ acre @ 50% of Market Value	
Managed Forest Land Acres		@	Market Value	

- Check the method of acquisition of the property: Purchase Trade Gift Inheritance
Acquisition Price \$ 68,000 Date 2005
- Have you improved, remodeled, added to, or changed this property since acquiring it? Yes No
If yes, describe:
(a) When were the changes made? 2006 - 2008
(b) What were the cost of the changes? 3000
(c) Does the above figure include the value of all labor, including your own? Yes No
- Have you listed the property for sale within the last five years? Yes No
(a) If yes, when and for how long was the property listed?
(b) What was the asking price?
(c) What offers were received?
- (a) Has anyone made an appraisal of this property within the last five years? Yes No
(b) If yes, when and for what purpose?
(c) What was the appraised value? 84,000 ON 10/29/15
- Please list the name(s) of Board of Review member(s) you are requesting to be removed from your hearing. NOTE: This section does not apply in first or second class cities.
- Please provide a reasonable estimate of the length of time that the hearing will take 15 MIN

Owner's or Agent's Signature Gerald A Maecker	Date 6/10/16
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Global Valuation System
Real Estate Assessment Roll

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Alt: 105006 V-23-982 THERON E & TAMI R DOSCH 330 ROGERS ST MILTON, WI 53563	330 ROGERS ST ASSESSORS PLAT 330 ROGERS ST PT SE1/4 OUTLOT 181 LP:	01	A	.298	33,000	113,400	146,400	
Alt: 105007 V-23-983 WILLIAM M & SUE A SCHERWITZ 336 ROGERS ST MILTON, WI 53563	336 ROGERS ST ASSESSORS PLAT 336 ROGERS ST PT SE1/4 OUTLOT 182 LP:	01	A	.287	32,500	98,200	130,700	
Alt: 105008 V-23-984 BLAINE H ADAMS 411 W MADISON AVE MILTON, WI 53563	342 ROGERS ST ASSESSORS PLAT 342 ROGERS ST PT SE1/4 OUTLOT 183 LP:	01	A	.335	33,700	82,500	116,200	
Alt: 105009 V-23-985 TROY A & SHASTA M JOHNSON 350 ROGERS ST MILTON, WI 53563	350 ROGERS ST ASSESSORS PLAT 350 ROGERS ST PT SE1/4 OUTLOT 184 LP:	01	A	.39	33,500	50,000	83,500	
Alt: 106001 V-23-986 BENJAMIN N & KARI STRAND & BORNE 402 ROGERS ST MILTON, WI 53563	402 ROGERS ST ASSESSORS PLAT 18.6' OUTLOT 188 LP: 402 ROGERS ST DOC 1536365	01	A	.298	33,000	105,000	138,000	
Alt: 106002 V-23-987 AARON J & SERENA C HAWLEY & WESTLUND 408 ROGERS ST MILTON, WI 53563	408 ROGERS ST ASSESSORS PLAT COM 18.6' S OF NW COR, NE 191.5', S 62' SW 191.5', N 62' TO POB LP: 408 ROGERS ST DOC 1395225	01	A	.273	31,900	111,700	143,600	
Alt: 106003 V-23-988 GERALD A & KAREN R HAECKER 414 ROGERS ST MILTON, WI 53563	414 ROGERS ST ASSESSORS PLAT PT SE1/4 OUTLOT 187 PT OUTLOT 188 COM 200' N OF SW COR, N 63', E 191' S 63', W 191' TO POB LP: 414 ROGERS ST DOC 1414959	01	A	.275	32,000	60,100	92,100	
Alt: 106004 V-23-989 ARAK PROPERTIES LLC 5508 N ROBIN CREST DR MILTON, WI 53563-9475	420 ROGERS ST ASSESSORS PLAT COM 139' NW OF SW COR, NW 60', NE 191', SE 60', SW 191' TO POB LP: 420 ROGERS ST DOC 1546752	01	A	.263	31,500	68,300	99,800	
Alt: 106005 V-23-990 LAWRENCE J & CHARLOTTE R DRAKE REV TRUST 410 E HIGH ST MILTON, WI 53563-1502	410 HIGH ST E ASSESSORS PLAT 188 LP: 410 E HIGH ST PT SE1/4 S 139.7' OUTLOT	01	A	.615	38,400	97,800	136,200	

PARCEL INFORMATION

Parcel	V-23-988	First Name	GERALD A & KAREN R
Tax ID #	257 106003	Last Name	HAECKER
Address	414 ROGERS ST		
City/St/Zip	MILTON, WI 53563		
Municipality	City of Milton		

GENERAL INFORMATION

Vol-Page1		School Dist	3612	Sec/Town/Ran	27-4-13
Vol-Page2		Other Dist		Assess Year	2015
Vol-Page3		Other Dist		Acres	.000
Document 1	1724223	Document 2		Document 3	
LP	414 ROGERS ST				

ASSESSED VALUE INFORMATION

Residential	.275 Ac	Land	32000	Improvement	59200
Totals		Land	32000	Improvement	59200

LEGAL DESCRIPTION

ASSESSORS PLAT PT SE1/4 OUTLOT 187
PT OUTLOT 188 COM 200' N OF SW COR, N 63', E 191'
S 63', W 191' TO POB

Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 06/12/2016

Tax ID #: 257 106003

Parcel Number: V-23-988

[2015 Property Tax Bill](#)

[2014 Property Tax Bill](#)

[2013 Property Tax Bill](#)

Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$32,000	\$31,500
Improvements	\$59,200	\$58,200
Total	\$91,200	\$89,600
Ave. Assessment Ratio	1.0174	

Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$15.42	
ROCK COUNTY	\$604.97	
CITY OF MILTON	\$869.94	
MILTON SCHOOL	\$623.70	
(School Taxes reduced by school levy tax credit - \$121.03)		
TCDB - BLACKHAWK	\$108.96	
Total Taxes		\$2,222.99
Special Charges		\$140.27
Sub Total		\$2,363.26
First Dollar Credit		\$53.27
Lottery Credit		\$86.06
Total Due		\$2,223.93

Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
12/16/2015	9999TX01498459	Beginning Balance		\$2,223.93
		Real Estate Taxes	\$2,083.66	
		Special Charges	\$140.27	
		Total Payment	\$2,223.93	
		Outstanding Taxes Due		\$0.00

[Payment History](#)

V-23-988

STATE OF WISCONSIN

ROCK COUNTY TREASURER
PO BOX 1508
JANESVILLE, WI 53547-1508

2015 Real Estate Property Tax Bill
CITY OF MILTON

Tax ID Number: 257 106003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 787

GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563

Full Payment Due	2,223.93
On or Before January 31, 2016	
-- or --	
First Installment Payment	1,139.07
On or Before January 31, 2016	

Please Write In The
Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2015 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
32,000	59,200	91,200	1.0174	0.02437499
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	
31,500	58,200	89,700	School Taxes reduced by school levy tax credit	
			121.03	

Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	14.32	15.42	7.68%
ROCK COUNTY	243,455	266,187	562.66	604.97	7.52%
CITY OF MILTON	1,009,159	991,665	783.06	869.94	11.09%
MILTON SCHOOL	4,071,333	4,402,693	601.00	623.70	3.78%
TCDB - BLACKHAWK	93,379	388,543	93.75	108.96	16.22%
Total	5,417,326	6,049,088	2,054.79	2,222.99	8.2%
		First Dollar Credit	55.22	53.27	-3.5%
		Lottery & Gaming Credit	93.45	86.06	-7.9%
Tax ID Number: 257 106003		Net Property Tax	1,906.12	2,083.66	9.3%

First Installment Due On
or Before January 31, 2016
\$1,139.07

Second Installment Due On
or Before July 31, 2016
\$1,084.86

Net Property 2,083.66
REFUSE COLL 140.27

First Installment Payable To:

ROCK COUNTY TREASURER
PO BOX 1508
JANESVILLE, WI 53547-1508

Second Installment Payable

ROCK COUNTY TREASURER
PO BOX 1508
JANESVILLE, WI 53547-1508

Tax Paid

Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

27- 4- 13 0.275 A
ASSESSORS PLAT PT SE1/4
OUTLOT 187
PT OUTLOT 188 COM 200' N
OF SW COR, N 63', E 191'
S 63', W 191' TO POB

Tax ID Number: 257 106003

GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563

LP: 414 ROGERS ST

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2016

\$2,223.93

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (Sec Reverse)

V-23-988

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill
710 S JANESVILLE ST
MILTON, WI 53563

Tax ID Number: 257 106003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 779

GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (2,040.14), First Installment Payment (1,040.36).

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2014 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes a note about unpaid prior year taxes.

Table with 6 columns: Taxing Jurisdiction, 2013 Est. State Aids, 2014 Est. State Aids, 2013 Net Tax, 2014 Net Tax, % Tax Change. Includes Total and Credit sections.

Table with 3 columns: First Installment Due, Second Installment Due, Net Property. Includes payable to information for both installments.

Table with 2 columns: Tax Paid, Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.
27- 4- 13 0.275 A
ASSESSORS PLAT PT SE1/4
OUTLOT 187
PT OUTLOT 188 COM 200' N
OF SW COR, N 63', E 191'
S 63', W 191' TO POB
Tax ID Number: 257 106003
GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563
LP: 414 ROGERS ST

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2015
\$2,040.14
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (Sec Reverse)

V-23-988

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2013 Real Estate Property Tax Bill
430 E HIGH ST STE 3
MILTON, WI 53563

Tax ID Number: 257 106003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 787

GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (2,237.69), On or Before January 31, 2014, First Installment Payment (1,135.16), On or Before January 31, 2014.

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2013 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes rows for Land and Improvements, and a note about school taxes.

Table with 6 columns: Taxing Jurisdiction, 2012 Est. State Aids, 2013 Est. State Aids, 2012 Net Tax, 2013 Net Tax, % Tax Change. Lists various jurisdictions and their respective tax amounts.

Table with 3 columns: First Installment Due, Second Installment Due, Net Property. Includes details on due dates, amounts, and payable parties.

Table with 2 columns: Tax Paid, Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

27- 4- 13 0.275 A ASSESSORS PLAT PT SE1/4 OUTLOT 187 PT OUTLOT 188 COM 200'' N OF SW COR, N 63'', E 191'' S 63'', W 191'' TO POB

Tax ID Number: 257 106003
GERALD A & KAREN R
HAECKER
414 ROGERS ST
MILTON WI 53563

LP: 414 ROGERS ST

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014

\$2,237.69

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

PARCEL INFORMATION

Parcel	V-23-232.67	First Name	ROBERT R & RACHEL NICOLE
Tax ID #	257 029548	Last Name	FOX
Address	1217 SURREY DR		
City/St/Zip	MILTON, WI 53563		
Municipality	City of Milton		

GENERAL INFORMATION

Vol-Page1	School Dist	3612	Sec/Town/Ran	28-4-13
Vol-Page2	Other Dist		Assess Year	2015
Vol-Page3	Other Dist		Acres	.000
Document 1	1975509	Document 2	Document 3	
LP	1217 SURREY DR			

ASSESSED VALUE INFORMATION

Residential	.230 Ac	Land	30000	Improvement	118000
Totals		Land	30000	Improvement	118000

LEGAL DESCRIPTION

PT SW1/4 SEC 21
NW1/4 SEC 28 &
NE1/4 SEC 29
FOREST LAKE
LOT 17 BLK E

Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 06/12/2016

[2015 Property Tax Bill](#)

Tax ID #: 257 029548

[2014 Property Tax Bill](#)

Parcel Number: V-23-232.67

[2013 Property Tax Bill](#)

Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$30,000	\$29,500
Improvements	\$118,000	\$116,000
Total	\$148,000	\$145,500
Ave. Assessment Ratio	1.0174	

Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$25.03	
ROCK COUNTY	\$981.76	
CITY OF MILTON	\$1,411.75	
MILTON SCHOOL	\$1,012.16	
(School Taxes reduced by school levy tax credit - \$196.40)		
TCDB - BLACKHAWK	\$176.82	
Total Taxes		\$3,607.52
Special Charges		\$140.27
Sub Total		\$3,747.79
First Dollar Credit		\$53.27
Lottery Credit		\$86.06
Total Due		\$3,608.46

Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
12/29/2015	9999TX01509372	Beginning Balance		\$3,608.46
		Real Estate Taxes	\$3,468.19	
		Special Charges	\$140.27	
		Total Payment	\$3,608.46	
		Outstanding Taxes Due		\$0.00

[Payment History](#)

Global Valuation System
Real Estate Assessment Roll

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Alt: 029542 V-23-232.61 WISCONSIN HOLDINGS, LLC PO BOX 1133 JANESVILLE, WI 53547	336 FOREST LAKE DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 11 BLK E LP: 336 FOREST LAKE DR DOC 1548249 DOC 1609770	01	A	.202	26,400	109,900	136,300	
Alt: 029543 V-23-232.62 DALE E & BONNIE E STEINDL 346 FOREST LAKE DR MILTON, WI 53563	346 FOREST LAKE DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 12 BLK E LP: 346 FOREST LAKE DR	01	A	.292	32,700	117,700	150,400	
Alt: 029544 V-23-232.63 EKEDAHL TRUST NO 207 1243 SURREY DR MILTON, WI 53563	1243 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 13 BLK E LP: 1243 SURREY DR	01	A	.333	34,500	153,000	187,500	
Alt: 029545 V-23-232.64 RICHARD B & BRENDA K MATHEWS 1237 SURREY DR MILTON, WI 53563	1237 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 14 BLK E LP: 1237 SURREY DR	01	A	.235	30,200	147,100	177,300	
Alt: 029546 V-23-232.65 JUSTIN & KRISTINA RENFRO & HANSEN 1229 SURREY DR MILTON, WI 53563	1229 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 15 BLK E LP: 1229 SURREY DR DOC 1538015	01	A	.258	31,200	120,700	151,900	
Alt: 029547 V-23-232.66 DUSSADEE LEE JENSEN 1223 SURREY DR MILTON, WI 53563	1223 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 16 BLK E LP: 1223 SURREY DR DOC 1510058	01	A	.235	30,200	144,400	174,600	
Alt: 029548 V-23-232.67 ROBERT R & RACHEL NICOLE FOX 1217 SURREY DR MILTON, WI 53563	1217 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 17 BLK E LP: 1217 SURREY DR DOC 1606558	01	A	.23	30,000	119,900	149,900	
Alt: 029549 V-23-232.68 THOMAS J & ROSE M GEREAU 1211 SURREY DR MILTON, WI 53563	1211 SURREY DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 18 BLK E LP: 1211 SURREY DR DOC 1450611	01	A	.241	30,500	110,800	141,300	
Alt: 029550 V-23-232.69 LEONARD T & MILDRED F MEEHAN 19 PRENTICE ST EVANSVILLE, WI 53536-1240	331 IVANHOE DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 19 BLK E LP: 331 IVANHOE DR DOC 1548634	01	A	.227	29,700	105,000	134,700	

V-23-232.67
 ROCK COUNTY TREASURER
 PO BOX 1508
 JANESVILLE, WI 53547-1508

STATE OF WISCONSIN
 2015 Real Estate Property Tax Bill
 CITY OF MILTON

Tax ID Number: 257 029548
 CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION
 Bill Number: 663

ROBERT R & RACHEL NICOLE
 FOX
 1217 SURREY DR
 MILTON WI 53563

Full Payment Due	3,608.46
On or Before January 31, 2016	-- or --
First Installment Payment	1,831.34
On or Before January 31, 2016	

Please Write In The Amount Enclosed \$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2015 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
30,000	118,000	148,000	1.0174	0.02437499
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes School Taxes reduced by school levy tax credit	
29,500	116,000	145,500	196.40	

Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	23.03	25.03	8.68%
ROCK COUNTY	243,455	266,187	904.95	981.76	8.49%
CITY OF MILTON	1,009,159	991,665	1,259.43	1,411.75	12.09%
MILTON SCHOOL	4,071,333	4,402,693	966.61	1,012.16	4.71%
TCDB - BLACKHAWK	93,379	388,543	150.78	176.82	17.27%
Total	5,417,326	6,049,088	3,304.80	3,607.52	9.2%
		First Dollar Credit	55.22	53.27	-3.5%
		Lottery & Gaming Credit	93.45	86.06	-7.9%
Tax ID Number: 257 029548		Net Property Tax	3,156.13	3,468.19	9.9%

First Installment Due On or Before January 31, 2016 \$1,831.34 First Installment Payable To: ROCK COUNTY TREASURER PO BOX 1508 JANESVILLE, WI 53547-1508	Second Installment Due On or Before July 31, 2016 \$1,777.12 Second Installment Payable ROCK COUNTY TREASURER PO BOX 1508 JANESVILLE, WI 53547-1508	Net Property 3,468.19 REFUSE COLL 140.27
---	--	---

Tax Paid Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

28-4-13 0.230 A **Tax ID Number: 257 029548**
 PT SW1/4 SEC 21 ROBERT R & RACHEL NICOLE
 NW1/4 SEC 28 & FOX
 NE1/4 SEC 29 1217 SURREY DR
 FOREST LAKE MILTON WI 53563
 LOT 17 BLK E

LP: 1217 SURREY DR
 MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2016

\$3,608.46

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

V-23-232.67

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill
710 S JANESVILLE ST
MILTON, WI 53563

Tax ID Number: 257 029548

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 663

ROBERT R & RACHEL NICOLE
FOX
1217 SURREY DR
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (3,290.15), First Installment Payment (1,665.36).

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2014 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes a note about unpaid prior year taxes.

Table with 6 columns: Taxing Jurisdiction, 2013 Est. State Aids, 2014 Est. State Aids, 2013 Net Tax, 2014 Net Tax, % Tax Change. Lists various jurisdictions like STATE OF WISCONSIN, ROCK COUNTY, etc.

Table with 3 columns: First Installment Due, Second Installment Due, Net Property. Includes payment instructions and addresses for City of Milton and Rock County.

Tax Paid / Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.
28-4-13 0.230 A Tax ID Number: 257 029548
PT SW1/4 SEC 21 ROBERT R & RACHEL NICOLE
NW1/4 SEC 28 & FOX
NE1/4 SEC 29 1217 SURREY DR
FOREST LAKE MILTON WI 53563
LOT 17 BLK E
LP: 1217 SURREY DR
MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2015
\$3,290.15
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

V-23-232.67

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2013 Real Estate Property Tax Bill
430 E HIGH ST STE 3
MILTON, WI 53563

Tax ID Number: 257 029548

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 669

ROBERT R & RACHEL NICOLE
FOX
1217 SURREY DR
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (3,652.06), On or Before January 31, 2014, First Installment Payment (1,842.34), On or Before January 31, 2014.

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2013 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes rows for Est. Fair Mkt. Land and Est. Fair Mkt. Improvements.

Table with 6 columns: Taxing Jurisdiction, 2012 Est. State Aids, 2013 Est. State Aids, 2012 Net Tax, 2013 Net Tax, % Tax Change. Includes rows for STATE OF WISCONSIN, ROCK COUNTY, CITY OF MILTON, MILTON SCHOOL, TCDB - BLACKHAWK, and Total.

Table with 3 columns: First Installment Due, Second Installment Due, Net Property. Includes rows for Due On or Before January 31, 2014 and Due On or Before July 31, 2014.

Table with 2 columns: Tax Paid, Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.
Tax ID Number: 257 029548
ROBERT R & RACHEL NICOLE
FOX
1217 SURREY DR
MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2014
\$3,652.06
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

LP: 1217 SURREY DR

Elena Hilby

From: Rob <ltrob1@yahoo.com>
Sent: Monday, June 13, 2016 9:01 AM
To: Elena Hilby
Subject: Tax Assessment

Elena,

I finally spoke with accurate assessment early last week and was told I was would receive a list of comparable houses in the area. So far they have not sent me anything.

Would appreciate some help.

Robert Fox
217-816-5138

Sent from Yahoo Mail on Android

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information

* If agent, submit written authorization with this form

Property owner name (on changed assessment notice) Jason Steele Laura Steele			Agent name (if applicable)		
Owner mailing address 741 Capman Street			Agent mailing address		
City Milton	State WI	Zip 53563	City	State	Zip
Owner phone (608) 580 0130	Email jace3man@yahoo.com	Owner phone		Email	

Section 2: Assessment Information and Opinion of Value

Property address 741 Capman Street			Legal description or parcel no. (on changed assessment notice) V-23-1249		
City Milton	State WI	Zip 53563			
Assessment shown on notice - Total \$133,300			Your opinion of assessed value - Total \$123,500		

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) See attached	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached
---	---

Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ **134,500** Date **4-27-2007** (mm-dd-yyyy)

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? Yes No
 If Yes, describe _____
 Date of changes - - - - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? Yes No (mm-dd-yyyy)

C. During the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) - - - - - to - - - - -
 (mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ _____ List all offers received _____

D. Was this property appraised within the last five years? Yes No
 If Yes, provide: Date **4-2-2012** Value **\$102,000** Purpose of appraisal **refinancing**
 (mm-dd-yyyy)

If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing **15** minutes.

Property owner or Agent signature Karna A Steele	Date (mm-dd-yyyy) 06-10-2016
--	--

June 10, 2016

To Whom it May Concern:

Below you will find the reasons for our objection to our property assessment as to be included in Section 3: Reason for Objection and Basis of Estimate on the Objection to Real Property Assessment form.

Reason(s) for Objection:

In the 9 years that we have lived in our home, we have made no improvements to the house. Our assessed value of the land has remained the same since 2012 while the assessed value of improvements on the house has increased. Last year alone it increased by \$17,000.

Additionally, last year we were unable to schedule a walk through of our home due to family and work commitments. For the same reasons, we were unable to make it to the open book session that was held last year.

Basis for your opinion of assessed value:

Our home is one of the only houses in our neighborhood without a garage and we are the only house in the neighborhood with a gravel driveway. As mentioned above, we have lived in our house for 9 years and have made no improvements to it. Our house is currently 27 years old and is located in an older neighborhood. Therefore, it makes no sense as to why our house should be assessed at the current value. We have also looked at comparable houses in the area and have found that similar houses are selling for much less than the assessed value of our home. You will find these property listings attached to this statement along with a picture of our house for comparison.

Respectfully submitted:

Jason and Laura Steele
Owners
741 Capman Street
Milton WI 53563



Google

© 2016 Google



1757282 **Sold** **Single Family** **Price: \$93,500**

906 LaMar Dr **City Milton** **P19**

County: Rock **Mailing City:** Milton

Subdivision: LarMar Manor **WI** 53563

Bedrooms: 3 **Fin Above Grade SqFt:** 1,080

Full Baths: 2 **Fin Below Grd Exp SqFt:** 0

Half Baths: 0 **Finished Non-Exp SqFt:** 180

Total Finished SqFt: 1,260 Assessor

Year Built: 1957 Assessor

Est. Acres: 0.2000 Assessor

Open House:

Click M for Map:  **M**

Documents (if any): 

Calculate Payment:  **\$**

Directions: John Paul Rd, W on Madison, N on Clear Lake Rd, W on LaMar

Living/Great: M 18x13	Mstr BedRm: M 13x12	Laundry: L	Baths	School Info
Formal Dining: M 18x8	2nd BedRm: M 12x9		Full Half	(D) Milton
Dining Area:	3rd BedRm: M 10x10		Upper: 0 0	(E) West
Kitchen: M 13x9	4th BedRm:	Rec Room L 15x12	Main: 1 0	(M) Milton
Family Room:	5th Bedrm:		Lower: 1 0	(H) Milton

Lake/River:

Feet WaterFront:

Parcel #: V-23-397

Net Taxes: \$ 2,168 / 2014

Zoning: Res

HOA Dues/Yr:

Builder:

Type 1 story	Fuel Natural gas
Architecture Ranch	Heating/Cooling Forced air, Central air
Mstr Bedrm Bath None	Water/Waste Municipal water, Municipal sewer
Dining Eat-in kitchen	Driveway Concrete
Fireplace None	Terms/Misc. REO
Basement Full, Partially finished	Waterfront N/A
Garage 1 car, Attached	
Exterior Steel	

Interior Features Wood or sim. wood floor
Exterior Features Patio

3 bedroom ranch with much to offer! Spacious living room. Kitchen is bright and offers plenty of storage and counter space. Hardwood floors in living room, bedrooms and hallway. Lower level is partially finished and has rec room and additional bath. Breezeway between house and the attached 1 car garage. Many vinyl replacement windows. Metal roof. Maintenance free siding. Great location close to schools and local park. This is a must see home! This is a Fannie Mae Homepath Property.

Sold Price: \$92,000 **Concessions:** 0 **Closing Date:** 11/16/2015

This information provided courtesy of: Century 21 Affiliated

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Cindy Wright
Century 21 Affiliated
608-295-1004
cindywriighthomes@gmail.com





1755981 **Sold** **Single Family** **Price: \$99,900**

322 Davis St **City Milton** **P19**

County: Rock **Mailing City:** Milton

Subdivision: Na **WI 53563**

Bedrooms: 3 **Fin Above Grade SqFt:** 1,468

Full Baths: 1 **Fin Below Grd Exp SqFt:**

Half Baths: 1 **Finished Non-Exp SqFt:**

Total Finished SqFt: 1,468 Assessor

Year Built: 1920 Assessor

Est. Acres: 0.3780 Assessor

Open House:

Click M for Map:  **M**

Documents (if any):  **D**

Calculate Payment:  **\$**

Directions: High St, S on Plumb, E on Davis St

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	Milton
Living/Great: M 22x11	Mstr BedRm: M 11x11	Laundry: M 5X5	Upper: 0	0	(E) Call School District
Formal Dining: M 16x11	2nd BedRm: M 11x08	Den/Office: M 10X08	Main: 1	0	(M) Milton
Dining Area:	3rd BedRm: M 11x10		Lower: 0	1	(H) Milton
Kitchen: M 11x09	4th BedRm:				
Family Room: N	5th Bedrm:				

Lake/River: **Net Taxes:** \$ 2,510 / 2014 **HOA Dues/Yr:**

Feet WaterFront: **Zoning:** Res **Builder:**

Parcel #: 6-11-119.02

Type	1 story	Fuel	Natural gas
Architecture	Ranch	Heating/Cooling	Forced air
Mstr Bedrm Bath	None	Water/Waste	Municipal water, Municipal sewer
Dining	Living-dining combo	Driveway	Concrete
Kitchen Features	Breakfast bar, Pantry	Barrier-free	First floor bedroom, First floor full bath, Level drive, Level lot, Low pile or no carpeting
Fireplace	Wood burning, LivingRm, 1 fireplace	Waterfront	N/A
Basement	Partial, Toilet only		
Garage	1 car, Detached		
Exterior	Vinyl, Brick, Stone		

Interior Features Wood or sim. wood floor, Cable available, All window coverings, Hi-Speed Internet Avail, At Least 1 tub

Exterior Features Patio

Character throughout with an amazing yard (.37) in a great Milton location! 3-4 Bedrooms with large living dining combo. (hardwood under LR/DR carpet) Kitchen floor is already refinished. Laundry on Main Floor. Walk up Attic that could be finished for extra space. Wood Burning Fireplace and bench seat in living room. Stonework on exterior adds to the character and charm. Motivated sellers have priced this below assessed value. Make this affordable gem your own!

Sold Price: \$101,000 **Concessions:** 0 **Closing Date:** 9/16/2015

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cindywrighthomes@gmail.com





1773892 **Sold** **Single Family** **Price: \$89,900**

510 Golden Ln **City Milton** **P19**

County: Rock **Mailing City:** Milton

Subdivision: na WI 53563

Bedrooms: 3 **Fin Above Grade SqFt:** 1,092

Full Baths: 1 **Fin Below Grd Exp SqFt:**

Half Baths: 0 **Finished Non-Exp SqFt:**

Total Finished SqFt: 1,092 Assessor

Year Built: 1989 Assessor

Est. Acres: 0.2000 Assessor

Open House:

Click M for Map: 

Documents (if any): 

Calculate Payment: 

Directions: John Paul Rd to W on Golden

		<u>Baths</u>		<u>School Info</u>	
		Full	Half	(D)	Milton
Living/Great: M 15x12	Mstr BedRm: M 11x12	Laundry:	L	Upper:	0 0
Formal Dining:	2nd BedRm: M 10x10			Main:	1 0
Dining Area:	3rd BedRm: M 10x11			Lower:	0 0
Kitchen: M 12x18	4th BedRm:				
Family Room:	5th Bedrm:				

Lake/River:	Net Taxes: \$ 2,672 / 2015	HOA Dues/Yr:
Feet WaterFront:	Zoning: R	Builder:
Parcel #: 25714300602		

Type 1 story	Fuel Natural gas
Architecture Ranch	Heating/Cooling Forced air, Central air
Mstr Bedrm Bath Walk through	Water/Waste Municipal water, Municipal sewer
Dining Eat-in kitchen	Driveway Gravel/Dirt
Kitchen Features Range/Oven, Refrigerator	Barrier-free Ramped or level entrance
Fireplace None	Waterfront N/A
Basement Full, Block foundation	
Garage 1 car, Attached	
Exterior Vinyl	

Interior Features Wood or sim. wood floor, Washer, Dryer, Water softener inc
Exterior Features Deck

Sold Price: \$89,900 **Concessions:** 0 **Closing Date:** 5/24/2016

This information provided courtesy of: Shorewest, REALTORS

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1770810 **Sold** **Single Family** **Price: \$69,900**

942 Hilltop Dr **City Milton** **P19**

County: Rock **Mailing City:** Milton

Subdivision: NA **WI 53563-1680**

Bedrooms: 3 **Fin Above Grade SqFt:** 1,050

Full Baths: 1 **Fin Below Grd Exp SqFt:** 0

Half Baths: 0 **Finished Non-Exp SqFt:** 0

Total Finished SqFt: 1,050 Assessor

Year Built: 1985 Assessor

Est. Acres: 0.2800 Assessor

Open House:

Click M for Map: 

Documents (if any): 

Calculate Payment: 

Directions: Hwy 26 South, Right on E. St. Mary Street, Left on Hilltop to Last House on Left Hand Side

Living/Great: M 16x13	Mstr BedRm: M 14x10	Laundry: L	Baths		School Info
Formal Dining: M 10x9	2nd BedRm: M 10x9		Full	Half	(D) Milton
Dining Area: N	3rd BedRm: M 14x9		Upper: 0	0	(E) Call School District
Kitchen: M 11x10	4th BedRm:		Main: 1	0	(M) Milton
Family Room: N	5th Bedrm:		Lower: 0	0	(H) Milton

Lake/River:	Net Taxes: \$ 2,752 / 2015	HOA Dues/Yr:
Feet WaterFront:	Zoning: Res	Builder:
Parcel #: V-23-298.25		

Type 1 story	Fuel Natural gas
Architecture Ranch	Heating/Cooling Forced air
Mstr Bedrm Bath None	Water/Waste Municipal water, Municipal sewer
Dining Eat-in kitchen	Driveway Concrete, Extra paving
Kitchen Features Range/Oven	Barrier-free Open floor plan, First floor bedroom, First floor full bath, Level drive, Level lot
Fireplace None	Terms/Misc. REO
Basement Full, Poured concrete foundatn	Waterfront N/A
Garage 1 car, Attached	
Exterior Pressed board	

Interior Features Cable available

Investor Alert - 3 Bedroom, 1 bath ranch with lots of potential! Great location with it being located at the end of a dead-end road. Attached garage. Eat-in kitchen. This property Property is being sold "As-Is", "Where-Is" & "With All Faults". Utilities will not be turned on for inspections. This property will not qualify for traditional financing. 4/5/16 MULTIPLE COUNTER ISSUED FOR HIGHEST AND BEST.

Sold Price: \$71,050 **Concessions:** 0 **Closing Date:** 5/2/2016

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cindywrihthomes@gmail.com





1754234 **Sold** **Single Family** **Price: \$114,900**

175 W Madison Ave **City** **Milton** P19

County: Rock **Mailing City:** Milton

Subdivision: NA WI 53563

Bedrooms: 3 **Fin Above Grade SqFt:** 1,174

Full Baths: 2 **Fin Below Grd Exp SqFt:**

Half Baths: 0 **Finished Non-Exp SqFt:**

Total Finished SqFt: 1,174 Assessor

Year Built: 1880 Assessor

Est. Acres: 0.2780 Assessor

Open House:

Click M for Map:  M

Documents (if any):  D

Calculate Payment:  \$

Directions: Hwy 26 to Milton, W on Madison Ave

Living/Great: M 16X11	Mstr BedRm: M 16X11	Laundry: M 8X8	Baths		School Info
Formal Dining: M 16X12	2nd BedRm: M 14X14		Full	Half	(D) Milton
Dining Area:	3rd BedRm: M 8X11		Upper: 0	0	(E) Call School District
Kitchen: M 16X10	4th BedRm:		Main: 2	0	(M) Milton
Family Room: N	5th Bedrm:		Lower: 0	0	(H) Milton

Lake/River:

Feet WaterFront:

Parcel #: v-23-1342

Net Taxes: \$ 2,984 / 2014

Zoning: Res

HOA Dues/Yr:

Builder:

Type 1 story	Fuel Natural gas
Architecture Ranch	Heating/Cooling Forced air, Central air
Mstr Bedrm Bath Full	Water/Waste Municipal water, Municipal sewer
Dining Formal	Driveway Concrete, Extra paving
Kitchen Features Refrigerator	Barrier-free First floor bedroom, First floor full bath, Level drive, Level lot, Low pile or no carpeting
Fireplace None	Terms/Misc. Limited home warranty
Basement Partial	Waterfront N/A
Garage 2 car, Detached, Extra Storage, Opener	
Exterior Vinyl, Aluminum	
Lot Description Corner	

Interior Features Wood or sim. wood floor, Tile Floors, Walk-in closet(s), Washer, Dryer, Jetted bathtub, Cable available, Hi-Speed Internet Avail, At Least 1 tub

Exterior Features Deck, Fenced Yard, Storage building

Back on the market. Come take a second look. Nicely updated home centrally located near schools, shopping and dining. Updated Electrical, Siding, Plumbing, Kitchen, Windows, Bathrooms, Flooring and Freshly painted. Nice master with walk in closet and master bath w/jetted whirl pool tub. Main floor laundry. Fenced in yard, nice private deck and 2 + car garage. Includes a One Year Home Warranty, washer, dryer and all kitchen appliances. Call today for your private showing!!

Sold Price: \$114,900 **Concessions:** 2,500 **Closing Date:** 9/25/2015

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608-295-1004
cindywrihthomes@gmail.com





1773997	Pending	Single Family	Price: \$89,900
7652 E Hwy 59		Town Lima	P17
County: Rock	Mailing City: Milton		
Subdivision: None			WI 53563
<hr/>			
Bedrooms: 3	Fin Above Grade SqFt:	1,248	
Full Baths: 1	Fin Below Grd Exp SqFt:		
Half Baths: 1	Finished Non-Exp SqFt:		
	Total Finished SqFt:	1,248 Assessor	
Year Built: 1973	Assessor		
Est. Acres: 0.9200	Assessor		
Open House:	Click M for Map:		
	Documents (if any):		
	Calculate Payment:		

Directions: Hwy 26 to E on Hwy 59

Living/Great: M 20x11	Mstr BedRm: M 18x12	Laundry: L	Baths		School Info
Formal Dining: N	2nd BedRm: M 15x11		Full	Half	(D) Milton
Dining Area:	3rd BedRm: M 11x7		Upper: 0	0	(E) Call School District
Kitchen: M 15x11	4th BedRm:		Main: 1	1	(M) Milton
Family Room:	5th Bedrm:		Lower: 0	0	(H) Milton

Lake/River:	Net Taxes: \$ 1,987 / 2015	HOA Dues/Yr:
Feet WaterFront:	Zoning: R	Builder:
Parcel #: 0220520020010		

Type	1 story	Fuel	Liquid propane
Architecture	Ranch	Heating/Cooling	Hot water
Mstr Bedrm Bath	None	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Eat-in kitchen	Driveway	Gravel/Dirt
Fireplace	None	Terms/Misc.	REO
Basement	Full	Waterfront	N/A
Garage	2 car, Attached		
Exterior	Vinyl		

Spacious ranch on .92 Acre lot in the Town of Lima. Here is your chance to move to the country! Three bedrooms and 1.5 baths on the main floor. Nice sized eat in kitchen with good amount of cabinet space. Full basement and attached 2 car garage. Milton schools! Seller just put in a new septic!

Sold Price: **Concessions:** **Closing Date:**

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Cindy Wright
Century 21 Affiliated
608-295-1004
cindywrihthomes@gmail.com



Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 05/24/2016

[2015 Property Tax Bill](#)

Tax ID #: 257 137003

[2014 Property Tax Bill](#)

Parcel Number: V-23-1249

[2013 Property Tax Bill](#)

Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$33,900	\$33,300
Improvements	\$103,300	\$101,500
Total	\$137,200	\$134,900
Ave. Assessment Ratio	1.0174	

Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$23.20	
ROCK COUNTY	\$910.11	
CITY OF MILTON	\$1,308.73	
MILTON SCHOOL	\$938.30	
(School Taxes reduced by school levy tax credit - \$182.07)		
TCDB - BLACKHAWK	\$163.92	
Total Taxes		\$3,344.26
Special Charges		\$140.27
Sub Total		\$3,484.53
First Dollar Credit		\$53.27
Lottery Credit		\$86.06
Total Due		\$3,345.20

Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
12/31/2015	9999TX01513883	Beginning Balance		\$3,345.20
		Real Estate Taxes	\$3,204.93	
		Special Charges	\$140.27	
		Total Payment	\$3,345.20	
		Outstanding Taxes Due		\$0.00

Payment History

Jason Steele

920-728-3388

741 Capman St

PARCEL INFORMATION

Parcel	V-23-1249	First Name	JASON J & LAURA A
Tax ID #	257 137003	Last Name	STEELE
Address	741 CAPMAN ST		
City/St/Zip	MILTON, WI 53563		
Municipality	City of Milton		

GENERAL INFORMATION

Vol-Page1		School Dist	3612	Sec/Town/Ran	28-4-13
Vol-Page2		Other Dist		Assess Year	2015
Vol-Page3		Other Dist		Acres	.000
Document 1	1788514	Document 2		Document 3	
LP	741 CAPMAN ST				

ASSESSED VALUE INFORMATION

Residential	.513 Ac	Land	33900	Improvement	103300
Totals		Land	33900	Improvement	103300

LEGAL DESCRIPTION

ASSR'S PLAT MILTON TWP SW1/4 PT OUTLOT 10 - COM 346.58'
W OF SE COR, W 182.41', NE 157.74', E 123.35',
S 146.30' TO POB

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Ait: 136004 V-23-1245 RIESTERER FARMS LLP 3507 E MANOGUE RD MILTON, WI 53563	VINCENT ST & MANOGUE RD ASSRS PLAT MILTON TWP SW1/4 OUTLOT 7 (EXC COM SW1/4 COR, E 1320.16', E 103.62', NE 1091.44' TOPOB, NW 183', NE 276.45', E 264', SW 386.10 TO POB)	01	D	10.4	2,900		2,900	
Ait: 136005 V-23-1245.1 STEVEN J CARROLL 419 VINCENT ST MILTON, WI 53563	419 VINCENT ST ASSR'S PLAT MILTON TWP SW1/4 PT OUTLOT 7 - COM 1091' NE OF SE COR, NW 183', NW 276', SE 264', SW 386' TO POB LP: 419 VINCENT ST	01	A	1.527	46,300	72,400	118,700	
Ait: 136006 V-23-1246 PHILIP & JACQUELINE CHESHER & BOETTGE 429 VINCENT ST MILTON, WI 53563	429 VINCENT ST ASSRS PLAT MILTON TWP SW1/4 OUTLOT 8 LP: 429 VINCENT ST	01	A	.436	31,200	87,700	118,900	
Ait: 136008 V-23-1248 GARY L STEWART 405 ELM ST MILTON, WI 53563	405 ELM ST PT AP MILTON TWP OL10 SW1/4 CERTIFIED SURVEY MAP VOL 1 PG 176 LOT 3 LP: 405 ELM ST DOC 1430488	01	A	.217	28,400	45,200	73,600	
Ait: 136009 V-23-1248.1 REDGIE A & MELLY S STASKAL 123 E POND LN BAGLEY, WI 53801	731 CAPMAN ST PT AP MILTON TWP OL10 SW1/4 CERTIFIED SURVEY MAP VOL 1 PG 176 LOTS 1 & 2 LP: 731 CAPMAN ST	01	A	.48	32,700		32,700	
Ait: 137002 V-23-1248.3 STEPHANIE LYNN HOUSER 409 ELM ST MILTON, WI 53563	409 ELM ST PT AP MILTON TWP OL10 SW1/4 CERTIFIED SURVEY MAP VOL 1 PG 176 LOT 4 LP: 409 ELM ST DOC 1552165	01	A	.159	20,800	55,000	75,800	
Ait: 137003 V-23-1249 JASON J & LAURA A STEELE 741 CAPMAN ST MILTON, WI 53563	741 CAPMAN ST ASSR'S PLAT MILTON TWP SW1/4 PT OUTLOT 10 - COM 346.58' W OF SE COR, W 182.41', NE 157.74', E 123.35', S 146.30' TO POB LP: 741 CAPMAN ST DOC 1476878	01	A	.513	33,900	106,200	140,100	
Ait: 137005 V-23-1250 REDGIE A & MELLY S STASKAL 123 E POND LN BAGLEY, WI 53801	731 CAPMAN ST ASSR'S PLAT MILTON TWP SW1/4 PT OUTLOT 10 - COM 346' W OF SE COR, N 146', E 70', S 146', W 70' TO POB LP: 731 CAPMAN ST	01	A	.235	30,200	98,500	128,700	
Ait: 137006 V-23-1251 DOUGLAS A & TAMARA M KRUEGER 427 ELM ST MILTON, WI 53563	427 ELM ST ASSR'S PLAT MILTON TWP OUTLOT 11 EXC PCL A OF SURVEY & PCL B (EXC GCM 18-384) DOC 1336355 LP: 427 ELM ST	01	A	.802	42,500	71,400	113,900	

V-23-1249
 ROCK COUNTY TREASURER
 PO BOX 1508
 JANESVILLE, WI 53547-1508

STATE OF WISCONSIN
 2015 Real Estate Property Tax Bill
 CITY OF MILTON

Tax ID Number: 257 137003
 CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION
 Bill Number: 1,943

JASON J & LAURA A
 STEELE
 741 CAPMAN ST
 MILTON WI 53563

Full Payment Due	3,345.20
On or Before January 31, 2016	
-- or --	
First Installment Payment	1,699.71
On or Before January 31, 2016	

Please Write In The Amount Enclosed \$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2015 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
33,900	103,300	137,200	1.0174	0.02437499
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.		
33,300	101,500	134,800		
			<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit 182.07

Taxing Jurisdiction	2014	2015	2014	2015	% Tax Change
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.			
STATE OF WISCONSIN	0	0	19.46	23.20	19.22%
ROCK COUNTY	243,455	266,187	764.60	910.11	19.03%
CITY OF MILTON	1,009,159	991,665	1,064.11	1,308.73	22.99%
MILTON SCHOOL	4,071,333	4,402,693	816.70	938.30	14.89%
TCDB - BLACKHAWK	93,379	388,543	127.40	163.92	28.67%
Total	5,417,326	6,049,088	2,792.27	3,344.26	19.8%
		First Dollar Credit	55.22	53.27	-3.5%
		Lottery & Gaming Credit	93.45	86.06	-7.9%
Tax ID Number: 257 137003		Net Property Tax	2,643.60	3,204.93	21.2%

First Installment Due On or Before January 31, 2016 \$1,699.71	Second Installment Due On or Before July 31, 2016 \$1,645.49	Net Property 3,204.93
First Installment Payable To: ROCK COUNTY TREASURER PO BOX 1508 JANESVILLE, WI 53547-1508	Second Installment Payable ROCK COUNTY TREASURER PO BOX 1508 JANESVILLE, WI 53547-1508	REFUSE COLL 140.27

Tax Paid	Paid By
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IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

28- 4- 13 0.513 A
 ASSR'S PLAT MILTON TWP SW1/4
 PT OUTLOT 10 - COM 346.58'
 W OF SE COR, W 182.41', NE
 157.74', E 123.35',
 S 146.30' TO POB

Tax ID Number: 257 137003
 JASON J & LAURA A
 STEELE
 741 CAPMAN ST
 MILTON WI 53563

LP: 741 CAPMAN ST

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2016
\$3,345.20

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

V-23-1249

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill
710 S JANESVILLE ST
MILTON, WI 53563

Tax ID Number: 257 137003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 1,941

JASON J & LAURA A
STEELE
741 CAPMAN ST
MILTON WI 53563

Table with payment details: Full Payment Due 2,777.62, First Installment Payment 1,409.10

Please Write In The Amount Enclosed

Box for amount enclosed with dollar sign

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2014 Real Estate Property Tax Bill

Table with assessed value and fair market value columns

Table with Taxing Jurisdiction, 2013/2014 State Aids, and Net Tax columns

Table with installment due dates and payable to information

Table with Tax Paid and Paid By fields

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

28- 4- 13 0.513 A
ASSR'S PLAT MILTON TWP SW1/4
PT OUTLOT 10 - COM 346.58'

Tax ID Number: 257 137003
JASON J & LAURA A
STEELE
741 CAPMAN ST
MILTON WI 53563

LP: 741 CAPMAN ST

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015
\$2,777.62

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

V-23-1249

STATE OF WISCONSIN
2012 Real Estate Property Tax Bill
CITY OF MILTON

Tax ID Number: 257 137003

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

CONNIE DEKEMPER
430 E HIGH ST STE 3
MILTON WI 53563

Bill Number: 1929

Full Payment Due 2859.23
On or Before Jan. 31, 2013
-- or --
First Installment Payment 1458.27
Due On or Before Jan. 31, 2013

JASON J & LAURA A
STEELE
741 CAPMAN ST
MILTON WI 53563

Please Write In The
Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON

2012 Real Estate Property Tax Bill

Bill Number: 1929

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)	
33,900	83,800	117,700	.9755	.02428948	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit	
34,800	85,900	120,700		153.11	
Taxing Jurisdiction	2011 Est. State Aids Allocated Tax Dist.	2012 Est. State Aids Allocated Tax Dist.	2011 Net Tax	2012 Net Tax	% Tax Change
STATE OF WISCONSIN			22.27	20.36	-8.6%
ROCK COUNTY	261992	254614	850.06	782.09	-8.0%
CITY OF MILTON	1011477	1023329	986.68	952.73	-3.4%
MILTON SCHOOL	3991323	4120403	1023.83	881.94	-13.9%
TCDB - BLACKHAWK	109131	91552	234.12	221.75	-5.3%
TOTAL	5373923	5489898	3116.96	2858.87	-8.3%
		First Dollar Credit	61.13	56.94	6.9%
		Lottery & Gaming Credit	80.90	79.38	-1.9%
		Net Property Tax	2974.93	2722.55	-8.5%

First Installment Due On or Before January 31, 2013 \$ 1458.27	Second Installment Due On or Before July 31, 2013 \$ 1400.96	Net Property Tax 2722.55 REFUSE COLL 136.68
First Installment Payable To: CONNIE DEKEMPER 430 E HIGH ST STE 3 MILTON WI 53563	Second Installment Payable to: ROCK COUNTY TREASURER P O BOX 1508 JANESVILLE WI 53547-1508	
Tax Paid	Paid By	

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

28- 4 - 13 E 0.000 A
ASSR'S PLAT MILTON TWP SW1/4
PT OUTLOT 10 - COM 346.58'
W OF SE COR, W 182.41',
NE 157.74', E 123.35',
S 146.30' TO POB

Tax ID Number:257 137003

JASON J & LAURA A
STEELE
741 CAPMAN ST
MILTON WI 53563

LP: 741 CAPMAN ST

TOTAL DUE	FOR FULL PAYMENT
PAY BY JANUARY 31, 2013	
\$	2859.23
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)	

PARCEL INFORMATION

Parcel	V-23-232.52	First Name	PATRICK
Tax ID #	257 029533	Last Name	WARNER
Address	1214 WOODLAND DR		
City/St/Zip	MILTON, WI 53563		
Municipality	City of Milton		

GENERAL INFORMATION

Vol-Page1		School Dist	3612	Sec/Town/Ran	28-4-13
Vol-Page2		Other Dist		Assess Year	2015
Vol-Page3		Other Dist		Acres	.000
Document 1	1917629	Document 2		Document 3	
LP	1214 WOODLAND DR				

ASSESSED VALUE INFORMATION

Residential	.218 Ac	Land	28500	Improvement	118900
Totals		Land	28500	Improvement	118900

LEGAL DESCRIPTION

FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29
LOT 2 BLK E

Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 06/12/2016

[2015 Property Tax Bill](#)

Tax ID #: 257 029533

[2014 Property Tax Bill](#)

Parcel Number: V-23-232.52

[2013 Property Tax Bill](#)

Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$28,500	\$28,000
Improvements	\$118,900	\$116,900
Total	\$147,400	\$144,900
Ave. Assessment Ratio	1.0174	

Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$24.92	
ROCK COUNTY	\$977.77	
CITY OF MILTON	\$1,406.02	
MILTON SCHOOL	\$1,008.05	
(School Taxes reduced by school levy tax credit - \$195.61)		
TCDB - BLACKHAWK	\$176.10	
Total Taxes		\$3,592.86
Special Charges		\$140.27
Sub Total		\$3,733.13
First Dollar Credit		\$53.27
Lottery Credit		\$86.06
Total Due		\$3,593.80

Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
01/31/2016	9999TX01532435	Beginning Balance		\$3,593.80
		Real Estate Taxes	\$3,453.53	
		Special Charges	\$140.27	
		Total Payment	\$3,593.80	
		Outstanding Taxes Due		\$0.00

[Payment History](#)

Global Valuation System
Real Estate Assessment Roll

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Ait: 029532 V-23-232.51 ALLEN M & LINDA S KILCOYNE 1204 WOODLAND DR MILTON, WI 53563	1204 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 1 BLK E LP: 1204 WOODLAND DR DOC 1375863	01	A	.333	34,500	120,600	155,100	
Ait: 029533 V-23-232.52 PATRICK WARNER 1214 WOODLAND DR MILTON, WI 53563	1214 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 2 WOODLAND DR BLK E LP: 1214	01	A	.218	28,500	122,000	150,500	
Ait: 029534 V-23-232.53 RICHARD L & BONNIE J ADDIE 1222 WOODLAND DR MILTON, WI 53563	1222 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 3 WOODLAND DR BLK E LP: 1222	01	A	.238	30,400	185,100	215,500	
Ait: 029535 V-23-232.54 WENDY S BUMGARDNER 1230 WOODLAND DR MILTON, WI 53563	1230 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 4 WOODLAND DR DOC 1530417 BLK E LP: 1230	01	A	.235	30,200	141,900	172,100	
Ait: 029536 V-23-232.55 EVA J PHILLIPS 1238 WOODLAND DR MILTON, WI 53563	1238 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 5 WOODLAND DR BLK E LP: 1238	01	A	.241	30,500	101,400	131,900	
Ait: 029537 V-23-232.56 J ANTHONY & TONI M RICHMOND 1246 WOODLAND DR MILTON, WI 53563	1246 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 6 WOODLAND DR DOC 1459611 BLK E LP: 1246	01	A	.23	30,000	112,000	142,000	
Ait: 029538 V-23-232.57 BRADD M & SARAH E OLSON 1256 WOODLAND DR MILTON, WI 53563	1256 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 7 WOODLAND DR DOC 1518506 BLK E LP: 1256	01	A	.224	29,200	116,200	145,400	
Ait: 029539 V-23-232.58 JAMES J & SANDRA L MOSHER 1264 WOODLAND DR MILTON, WI 53563	1264 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 8 WOODLAND DR BLK E LP: 1264	01	A	.185	24,200	106,500	130,700	
Ait: 029540 V-23-232.59 MICHAEL A & DAWN M KUMMER 1272 WOODLAND DR MILTON, WI 53563-1814	1272 WOODLAND DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 9 WOODLAND DR DOC 1623856 BLK E LP: 1272	01	A	.257	31,200	112,100	143,300	
Ait: 029541 V-23-232.60 BRIAN E & CRYSTAL L BEYER 326 FOREST LAKE DR MILTON, WI 53563	326 FOREST LAKE DR FOREST LAKE PT SW1/4 SEC 21 NW1/4 SEC 28 & NE1/4 SEC 29 LOT 10 FOREST LAKE DR BLK E LP: 326	01	A	.171	22,400	117,200	139,600	

V-23-232.52

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill
710 S JANESVILLE ST
MILTON, WI 53563

Tax ID Number: 257 029533

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 2,194

PATRICK
WARNER
1214 WOODLAND DR
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (3,188.11), On or Before January 31, 2015, First Installment Payment (1,614.34), On or Before January 31, 2015.

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2014 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes rows for Est. Fair Mkt. Land and improvements.

Table with 6 columns: Taxing Jurisdiction, 2013 Est. State Aids, 2014 Est. State Aids, 2013 Net Tax, 2014 Net Tax, % Tax Change. Includes rows for STATE OF WISCONSIN, ROCK COUNTY, CITY OF MILTON, MILTON SCHOOL, TCDB - BLACKHAWK, and Total.

Tax ID Number: 257 029533

Table with 3 columns: First Installment Due On or Before January 31, 2015 (\$1,614.34), Second Installment Due On or Before July 31, 2015 (\$1,573.77), Net Property (3,054.09) and REFUSE COLL (134.02).

Table with 2 columns: Tax Paid, Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

28- 4- 13 0.218 A Tax ID Number: 257 029533
FOREST LAKE PT SW1/4 SEC 21 PATRICK
NW1/4 SEC 28 & NE1/4 SEC 29 WARNER
LOT 2 BLK E 1214 WOODLAND DR
MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2015

\$3,188.11

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

LP: 1214 WOODLAND DR

V-23-232.52

STATE OF WISCONSIN

CITY OF MILTON TREASURER
430 E HIGH ST STE 3
MILTON, WI 53563

2013 Real Estate Property Tax Bill
CITY OF MILTON

Tax ID Number: 257 029533

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 2,192

PATRICK
WARNER
1214 WOODLAND DR
MILTON WI 53563

Full Payment Due	3,458.49
On or Before January 31, 2014	
-- or --	
First Installment Payment	1,745.56
On or Before January 31, 2014	

Please Write In The
Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON

2013 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)
28,500	106,500	135,000	0.9676	0.02580979
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	
29,500	110,100	139,500	School Taxes reduced by school levy tax credit	
			182.35	

Taxing Jurisdiction	2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2013 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	23.35	23.68	1.41%
ROCK COUNTY	254,614	263,049	897.05	959.23	6.93%
CITY OF MILTON	1,023,329	1,010,382	1,092.77	1,140.90	4.40%
MILTON SCHOOL	4,120,403	4,168,541	1,011.57	1,091.99	7.95%
TCDB - BLACKHAWK	91,552	100,376	254.34	268.53	5.58%
Total	5,489,898	5,542,348	3,279.08	3,484.33	6.3%
		First Dollar Credit	56.94	58.46	2.7%
		Lottery & Gaming Credit	79.38	99.56	25.4%
Tax ID Number: 257 029533		Net Property Tax	3,142.76	3,326.31	5.8%

First Installment Due On
or Before January 31, 2014

\$1,745.56

First Installment Payable To:

CITY OF MILTON TREASURER
430 E HIGH ST STE 3
MILTON, WI 53563

Second Installment Due On
or Before July 31, 2014

\$1,712.93

Second Installment Payable

ROCK COUNTY TREASURER
PO BOX 1508
JANESVILLE, WI 53547-1508

Net Property

3,326.31

REFUSE COLL

132.18

Tax
Paid

Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

28- 4- 13 0.218 A
FOREST LAKE PT SW1/4 SEC 21
NW1/4 SEC 28 & NE1/4 SEC 29
LOT 2 BLK E

Tax ID Number: 257 029533

PATRICK
WARNER
1214 WOODLAND DR
MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014

\$3,458.49

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

LP: 1214 WOODLAND DR

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization with this form			
Property owner name (on changed assessment notice) Rachel Harenza				Agent name (if applicable)			
Owner mailing address 11 E. Ash Ln				Agent mailing address			
City Milton		State WI	Zip 53563	City		State	Zip
Owner phone (920) 720 - 0192		Email rachel.harenza@spectrum.com		Owner phone () -		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 11 E. Ash Lane			Legal description or parcel no. (on changed assessment notice)
City Milton	State WI	Zip 53563	
Assessment shown on notice - Total \$127,500			Your opinion of assessed value - Total

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) Please see attached document	Basis for your opinion of assessed value: (Attach additional sheets if needed)

Section 4: Other Property Information

A. How was this property acquired: (check the box that applies) Purchase Trade Gift Inheritance
 Acquisition price \$ \$105,000 Date 10 - 16 - 2015
(mm-dd-yyyy)

B. Were there any changes made to this property (ex: improvement, remodeling, addition) since acquiring it? Yes No
 If Yes, describe New flooring, paint on some walls
 Date of changes 11-5 - 2015 Cost of changes \$ \$2,000 Does this cost include the value of all labor (including your own)? Yes No
(mm-dd-yyyy)

C. During the last five years, was this property listed/offered for sale? Yes No
 If Yes, how long was the property listed (provide dates) 04-03-2015 to 9-19-2015
(mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ \$102,500 List all offers received \$105,000 (my offer)

D. Was this property appraised within the last five years? Yes No
 If Yes, provide: Date 9 - 18 - 2015 Value \$105,000 Purpose of appraisal My bank required for loan
(mm dd-yyyy)

If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing < 15 minutes.

Property owner or Agent signature <i>Rachel Harenza</i>	Date (mm-dd-yyyy) 6 - 13 - 2016
--	---

Section 3: Reason For Objection and Basis of Estimate

I am objecting my assessment for multiple reasons. I purchased this property in October of 2015 for \$105,000. As you can see from the estimate history, this property was listed in the upwards of \$129,000 in April 2015. At closing, the selling agent informed me that my property used to have a fully finished basement. The agency turned the power off on the property to save money, thus turning off the sump pump. The property flooded 2 feet of water in the basement, filling the house with mold. The finished basement was completely ripped out, as well as the toilet/which is categorized as a half bath is completely not functional. In summary, my property is appraised as if it has a finished basement and other bathroom.

My other objection is solely based on the fact that I purchased the property for \$105,000 9 months ago and am now supposed to pay taxes for \$127,500 worth of house. I have made minor improvements listed on the objection to Real Property Assessment (flooring valued at \$2000)

My taxes are incredibly high compared to other properties in Milton. I am thoroughly enjoying being a newcomer to the Milton community and hope that my taxes can accurately reflect what I actually paid for the house. Thank you for your time and consideration.

PARCEL INFORMATION

Parcel	V-23-297.48	First Name	RACHEL
Tax ID #	257 0360218	Last Name	HARENZA
Address	11 E ASH LN		
City/St/Zip	MILTON, WI 53563-1601		
Municipality	City of Milton		

GENERAL INFORMATION

Vol-Page1		School Dist	3612	Sec/Town/Ran	34-4-13
Vol-Page2		Other Dist		Assess Year	2015
Vol-Page3		Other Dist		Acres	.000
Document 1	2038310	Document 2		Document 3	
LP	11 E ASH LN				

ASSESSED VALUE INFORMATION

Residential	.259 Ac	Land	31300	Improvement	93500
Totals		Land	31300	Improvement	93500

LEGAL DESCRIPTION

PT NW1/4
GREEN'S NINTH ADD
LOT 168

Rock County GIS Website - Current Taxes

[Parcel Details](#) [New Search](#) [GIS Home](#)

Information Accurate as of 06/07/2016

[2015 Property Tax Bill](#)

Tax ID #: 257 0360218

[2014 Property Tax Bill](#)

Parcel Number: V-23-297.48

[2013 Property Tax Bill](#)

Property Values for 2015

Description	Assessed Value	Est. Fair Market Value
Land	\$31,300	\$30,800
Improvements	\$93,500	\$91,900
Total	\$124,800	\$122,700

Ave. Assessment Ratio 1.0174

Tax Amounts for 2015

Mill Rate: 0.02437499

Category	Detail Amount	Total Amount
STATE OF WISCONSIN	\$21.10	
ROCK COUNTY	\$827.86	
CITY OF MILTON	\$1,190.45	
MILTON SCHOOL	\$853.49	
(School Taxes reduced by school levy tax credit - \$165.62)		
TCDB - BLACKHAWK	\$149.10	
Total Taxes		\$3,042.00
Special Charges		\$140.27
Sub Total		\$3,182.27
First Dollar Credit		\$53.27
Total Due		\$3,129.00

Tax Payments for 2015 Tax Year

PaymentDate	Receipt #	Description	Amount Paid	Balance
12/31/2015	9999TX01512294	Beginning Balance		\$3,129.00
		Real Estate Taxes	\$2,988.73	
		Special Charges	\$140.27	
		Total Payment	\$3,129.00	
		Outstanding Taxes Due		\$0.00

[Payment History](#)

NAME AND ADDRESS	DESCRIPTION OF PROPERTY	SCHOOL DISTRICT	CLS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	WOODLAND VALUE
Alt: 0360210 V-23-297.40 MARLYS K HOWE 903 RAINBOW DR MILTON, WI 53563	903 RAINBOW DR GREEN'S NINTH ADD PT NW1/4 160 LP: 903 RAINBOW DR DOC 1525386	01	A	.323	34,100	85,800	119,900	
Alt: 0360211 V-23-297.41 JOHN F SCHUELER 908 RAINBOW DR MILTON, WI 53563-1663	908 RAINBOW DR GREEN'S NINTH ADD PT NW1/4 161 LP: 908 RAINBOW DR DOC 1473261	01	A	.264	31,500	105,200	136,700	
Alt: 0360212 V-23-297.42 RONALD E & PEGGIE L SERSCH 35 W ASH LN MILTON, WI 53563-1603	35 ASH LN W GREEN'S NINTH ADD PT NW1/4 162 LP: 35 W ASH LN	01	A	.257	31,200	118,600	149,800	
Alt: 0360213 V-23-297.43 GERALD D & CERE D TURNER PO BOX 91 MILTON, WI 53563	29 ASH LN W GREEN'S NINTH ADD PT NW1/4 163 LP: 29 W ASH LN	01	A	.257	31,200	152,100	183,300	
Alt: 0360214 V-23-297.44 JOSHUA D LUEKER 21 W ASH LN MILTON, WI 53563	21 ASH LN W GREEN'S NINTH ADD PT NW1/4 164 LP: 21 W ASH LN DOC 1425861	01	A	.257	31,200	114,300	145,500	
Alt: 0360215 V-23-297.45 DANIEL K & ANGELA L ROCKSTROH 13 W ASH LN MILTON, WI 53563	13 ASH LN W GREEN'S NINTH ADD PT NW1/4 165 LP: 13 W ASH LN DOC 1586172	01	A	.257	31,200	87,700	118,900	
Alt: 0360216 V-23-297.46 RUSSELL J O'LEARY 907 HILLTOP DR MILTON, WI 53563	907 HILLTOP DR GREEN'S NINTH ADD PT NW1/4 166 LP: 907 HILLTOP DR	01	A	.264	31,500	111,400	142,900	
Alt: 0360217 V-23-297.47 RYAN & JENNIFER STEINKE 906 HILLTOP DR MILTON, WI 53563	906 HILLTOP DR GREEN'S NINTH ADD PT NW1/4 167 LP: 906 HILLTOP DR	01	A	.257	31,200	98,000	129,200	
Alt: 0360218 V-23-297.48 RACHEL HARENZA 11 E ASH LN MILTON, WI 53563-1601	11 ASH LNE GREEN'S NINTH ADD PT NW1/4 168 LP: 11 E ASH LN DOC 1453210	01	A	.259	31,300	96,200	127,500	
Alt: 0360219 V-23-297.49 KIMBERLY E CLARK 19 E ASH LN MILTON, WI 53563	19 ASH LNE GREEN'S NINTH ADD PT NW1/4 169 LP: 19 E ASH LN DOC 1504785	01	A	.259	31,300	75,700	107,000	

V-23-297.48
 ROCK COUNTY TREASURER
 PO BOX 1508
 JANESVILLE, WI 53547-1508

STATE OF WISCONSIN
 2015 Real Estate Property Tax Bill
 CITY OF MILTON

Tax ID Number: 257 0360218

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 818

RACHEL
 HARENZA
 11 E ASH LN
 MILTON WI 53563-1601

Full Payment Due	3,129.00
On or Before January 31, 2016	
-- or --	
First Installment Payment	1,634.64
On or Before January 31, 2016	

Please Write In The
 Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2015 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credit)	
31,300	93,500	124,800	1.0174	0.02437499	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School Taxes reduced by school levy tax credit	
30,800	91,900	122,700		165.62	
Taxing Jurisdiction	2014 Est. State Aids Allocated Tax Dist.	2015 Est. State Aids Allocated Tax Dist.	2014 Net Tax	2015 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	18.86	21.10	11.88%
ROCK COUNTY	243,455	266,187	741.10	827.86	11.71%
CITY OF MILTON	1,009,159	991,665	1,031.41	1,190.45	15.42%
MILTON SCHOOL	4,071,333	4,402,693	791.60	853.49	7.82%
TCDB - BLACKHAWK	93,379	388,543	123.48	149.10	20.75%
Total	5,417,326	6,049,088	2,706.45	3,042.00	12.4%
		First Dollar Credit	55.22	53.27	-3.5%
		Lottery & Gaming Credit	93.45	0.00	-100.0%
Tax ID Number: 257 0360218		Net Property Tax	2,557.78	2,988.73	16.8%

First Installment Due On
 or Before January 31, 2016
 \$1,634.64
 First Installment Payable To:
 ROCK COUNTY TREASURER
 PO BOX 1508
 JANESVILLE, WI 53547-1508

Second Installment Due On
 or Before July 31, 2016
 \$1,494.36
 Second Installment Payable
 ROCK COUNTY TREASURER
 PO BOX 1508
 JANESVILLE, WI 53547-1508

Net Property 2,988.73
 REFUSE COLL 140.27

Tax Paid Paid By

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

34- 4- 13 0.259 A Tax ID Number: 257 0360218
 PT NW1/4 RACHEL
 GREEN'S NINTH ADD HARENZA
 LOT 168 MILTON WI 53563-1601

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2016
\$3,129.00
 Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

LP: 11 E ASH LN
 MILTON WI 53563-1601

V-23-297.48

STATE OF WISCONSIN

CITY OF MILTON TREASURER 2014 Real Estate Property Tax Bill
710 S JANESVILLE ST
MILTON, WI 53563

Tax ID Number: 257 0360218

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 105

ANTHONY R & LORI J
BASTIEN
11 E ASH LN
MILTON WI 53563

Table with 2 columns: Description, Amount. Rows include Full Payment Due (3,248.93), On or Before January 31, 2015, First Installment Payment (1,923.32), On or Before January 31, 2015.

Please Write In The Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON 2014 Real Estate Property Tax Bill

Table with 5 columns: Assessed Value Land, Assessed Value Improvements, Total Assessed Value, Ave. Assmt. Ratio, Net Assessed Value Rate. Includes rows for Fair Mkt. values and a note about school taxes.

Table with 6 columns: Taxing Jurisdiction, 2013 Est. State Aids, 2014 Est. State Aids, 2013 Net Tax, 2014 Net Tax, % Tax Change. Lists various jurisdictions like STATE OF WISCONSIN, ROCK COUNTY, etc.

Table with 3 columns: First Installment Due, Second Installment Due, Net Property. Includes details on due dates, amounts, and payable parties.

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

34- 4- 13 0.259 A Tax ID Number: 257 0360218
GREEN'S NINTH ADD PT NW1/4 ANTHONY R & LORI J
LOT 168 BASTIEN
11 E ASH LN
MILTON WI 53563

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2015
\$3,248.93
Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)

V-23-297.48

STATE OF WISCONSIN

CITY OF MILTON TREASURER
430 E HIGH ST STE 3
MILTON, WI 53563

2013 Real Estate Property Tax Bill
CITY OF MILTON

Tax ID Number: 257 0360218

CORRESPONDENCE SHOULD REFER TO THIS TAX ACCOUNT NUMBER
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Bill Number: 109

ANTHONY R & LORI J
BASTIEN
11 E ASH LN
MILTON WI 53563

Full Payment Due	3,437.55
On or Before January 31, 2014	
-- or --	
First Installment Payment	1,995.63
On or Before January 31, 2014	

Please Write In The
Amount Enclosed

\$

Check For Billing Address Change

Tear at Perforation; Return Top Portion With Payment

CITY OF MILTON

2013 Real Estate Property Tax Bill

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate <small>(Does NOT reflect Credit)</small>
31,300	82,700	114,000	0.9676	0.02580979
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A star in this box means unpaid prior year taxes	
32,300	85,500	117,800	School Taxes reduced by school levy tax credit	
			153.99	

Taxing Jurisdiction	2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2013 Net Tax	% Tax Change
STATE OF WISCONSIN	0	0	19.72	19.99	1.37%
ROCK COUNTY	254,614	263,049	757.50	810.02	6.93%
CITY OF MILTON	1,023,329	1,010,382	922.79	963.42	4.40%
MILTON SCHOOL	4,120,403	4,168,541	854.22	922.12	7.95%
TCDB - BLACKHAWK	91,552	100,376	214.77	226.76	5.58%
Total	5,489,898	5,542,348	2,769.00	2,942.31	6.3%
		First Dollar Credit	56.94	58.46	2.7%
		Lottery & Gaming Credit	79.38	99.56	25.4%
Tax ID Number: 257 0360218		Net Property Tax	2,632.68	2,784.29	5.8%

First Installment Due On or Before January 31, 2014 \$1,995.63	Second Installment Due On or Before July 31, 2014 \$1,441.92	Net Property	2,784.29
First Installment Payable To: CITY OF MILTON TREASURER 430 E HIGH ST STE 3 MILTON, WI 53563	Second Installment Payable To: ROCK COUNTY TREASURER PO BOX 1508 JANESVILLE, WI 53547-1508	REFUSE COLL	132.18
		DEL UTILITY	367.32
		WEED CNTRL / CUT	153.76
Tax Paid	Paid By		

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description, see Tax Roll for complete legal description.

34- 4- 13 0.259 A **Tax ID Number: 257 0360218**
GREEN'S NINTH ADD PT ANTHONY R & LORI J
NW1/4 LOT 168 BASTIEN
11 E ASH LN
MILTON WI 53563

LP: 11 E ASH LN

TOTAL DUE FOR FULL PAYMENT

PAY BY JANUARY 31, 2014

\$3,437.55

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty (See Reverse)