

2023 Year In Review

prepared for
Town of Concord, Jefferson County

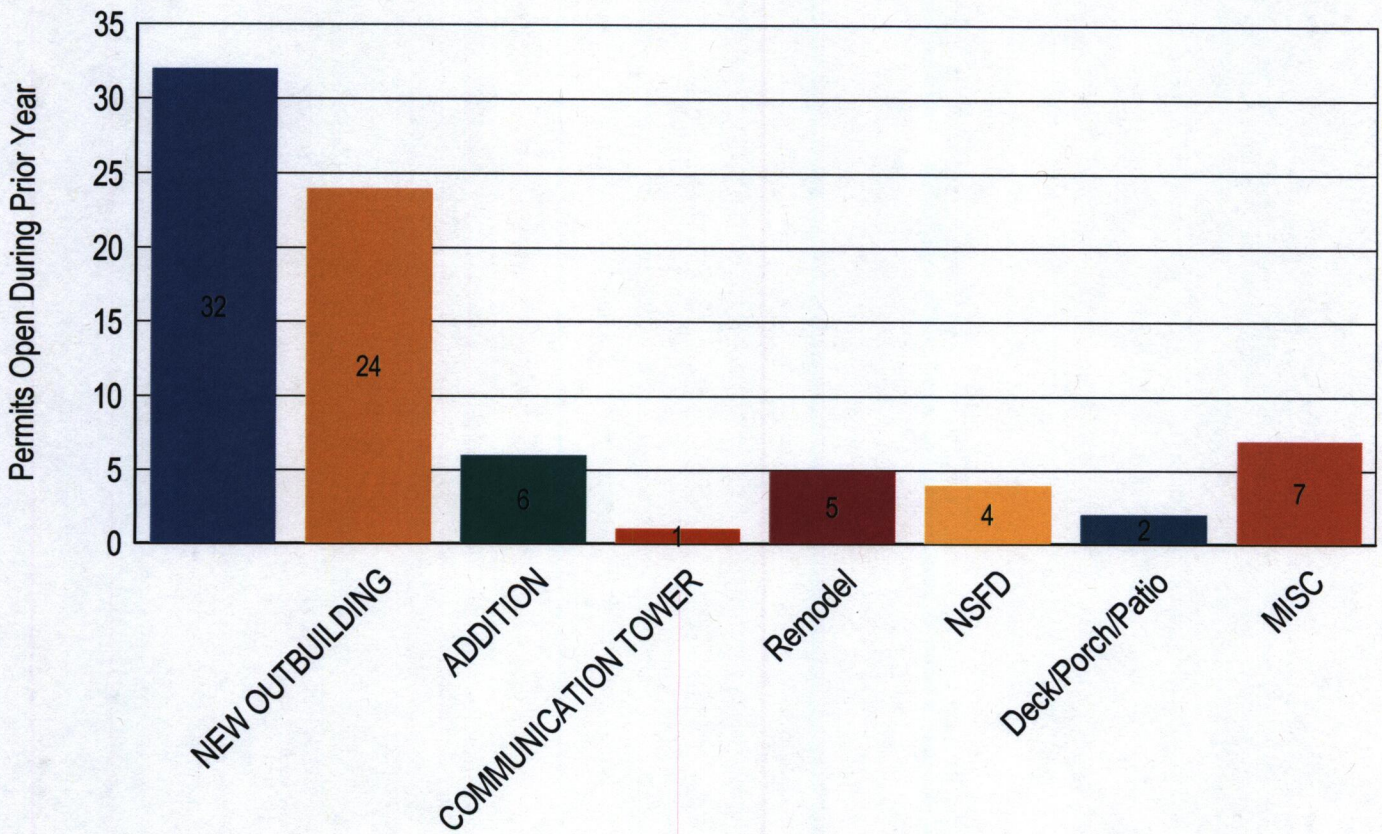
prepared by
Catalis Tax & CAMA, Inc
N88 W16573 Main St
Menomonee Falls, WI 53051
(262)253-1142

date prepared
November 10, 2023

Summary of Work Done

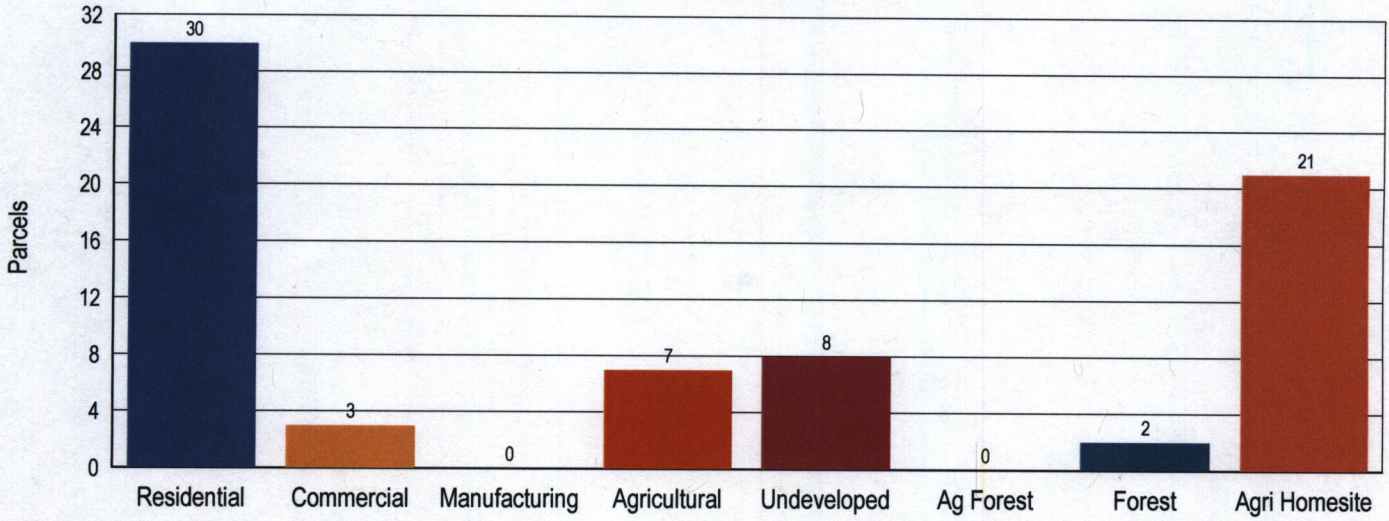
Action Item	# of Times Completed
Other onsite visit	2
Letter sent	1,391
In Office Review	48
Ag use verification	41
Open book appointment	106
Appeal after board of review	1
Building permits fielded	81
Properties split	11
Property values changed	1,273
Sales entered/validated	63

Building Permit Activity that Affected Property Values

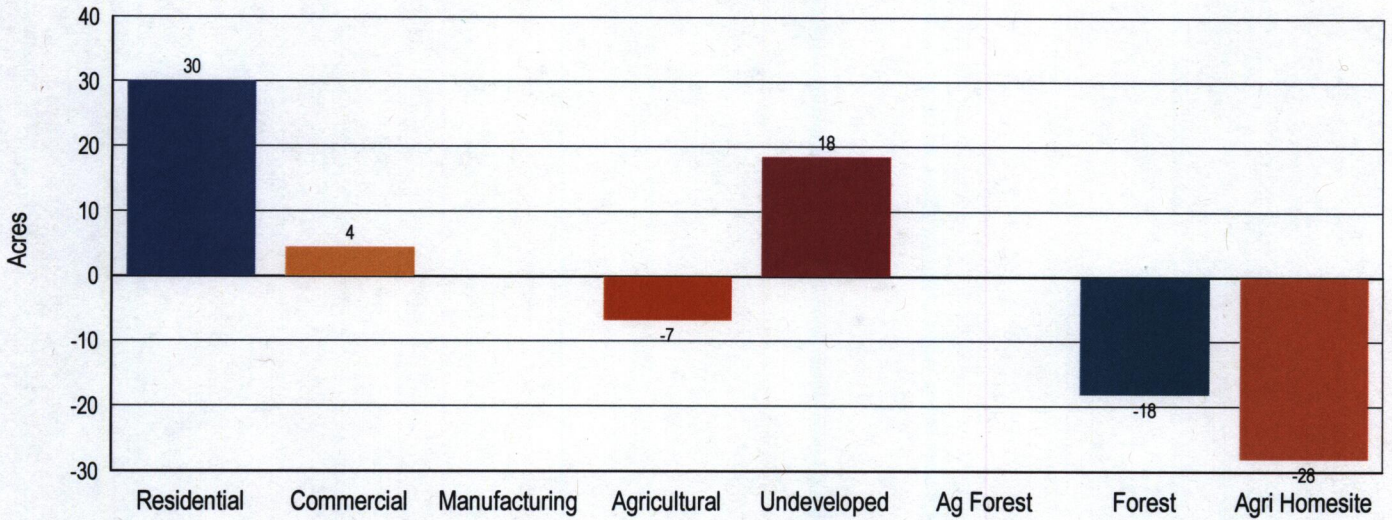


Shifts in Classification

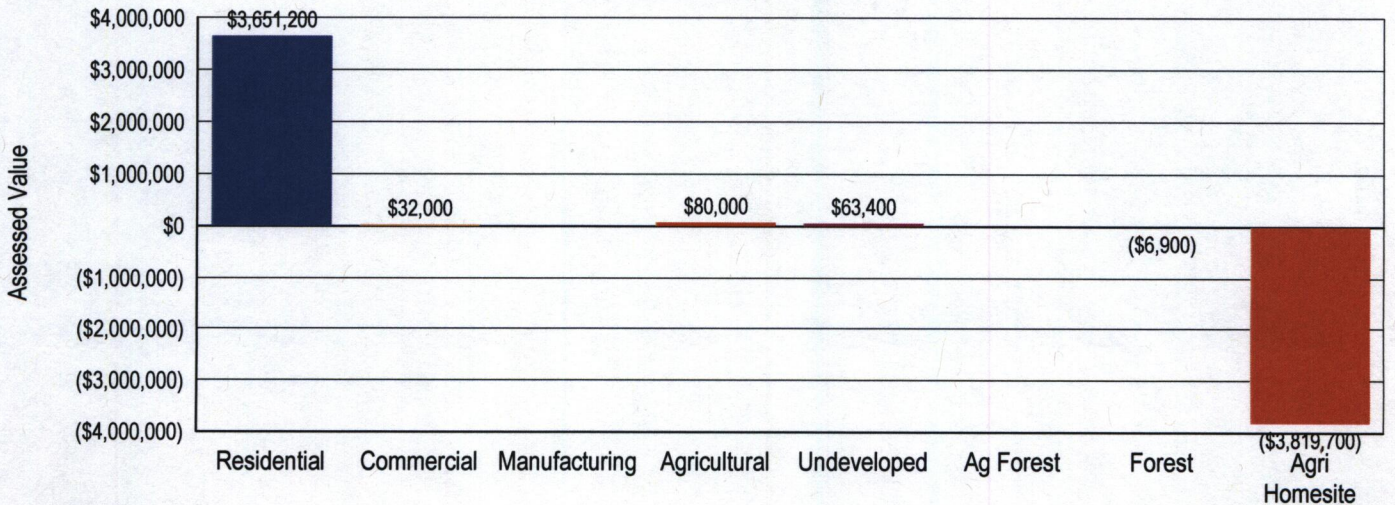
Parcels Affected



Acres Transferred

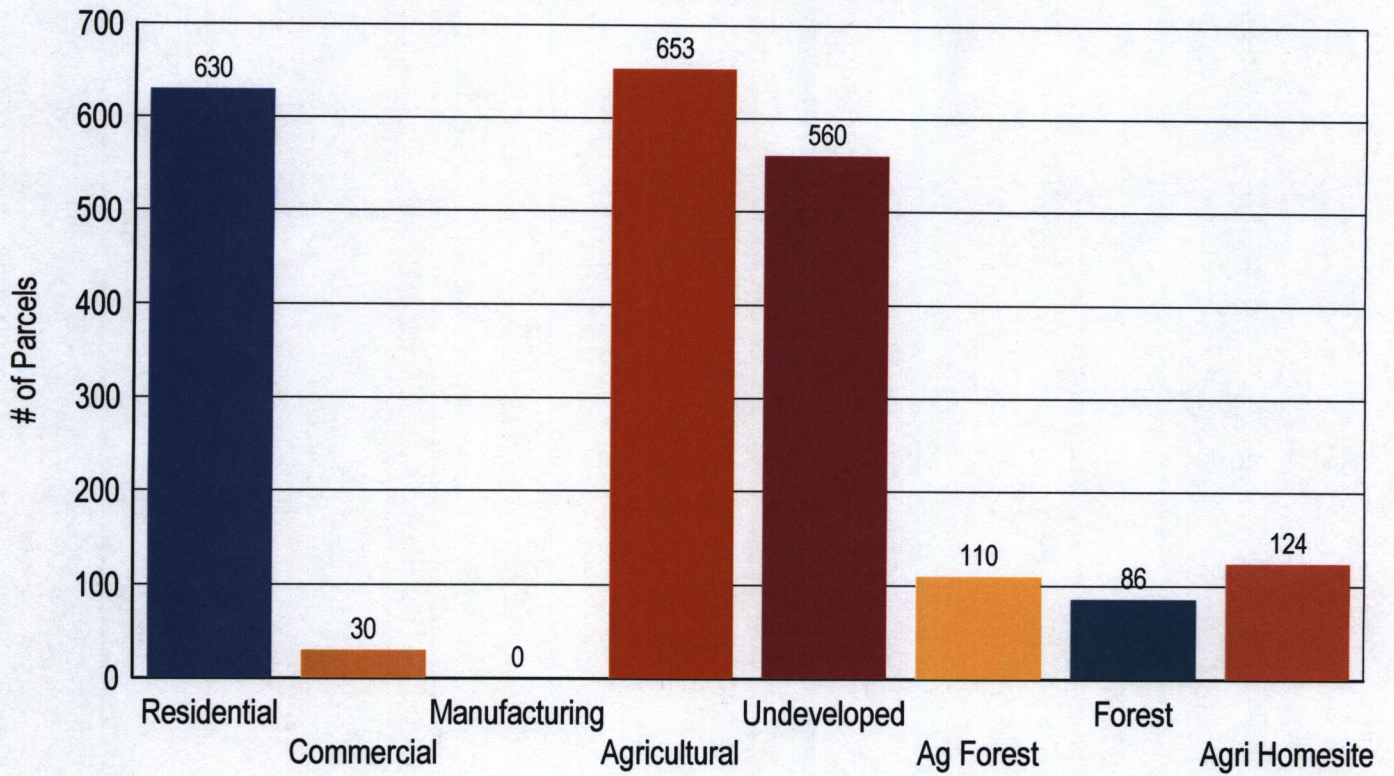


Assessed Value Transferred

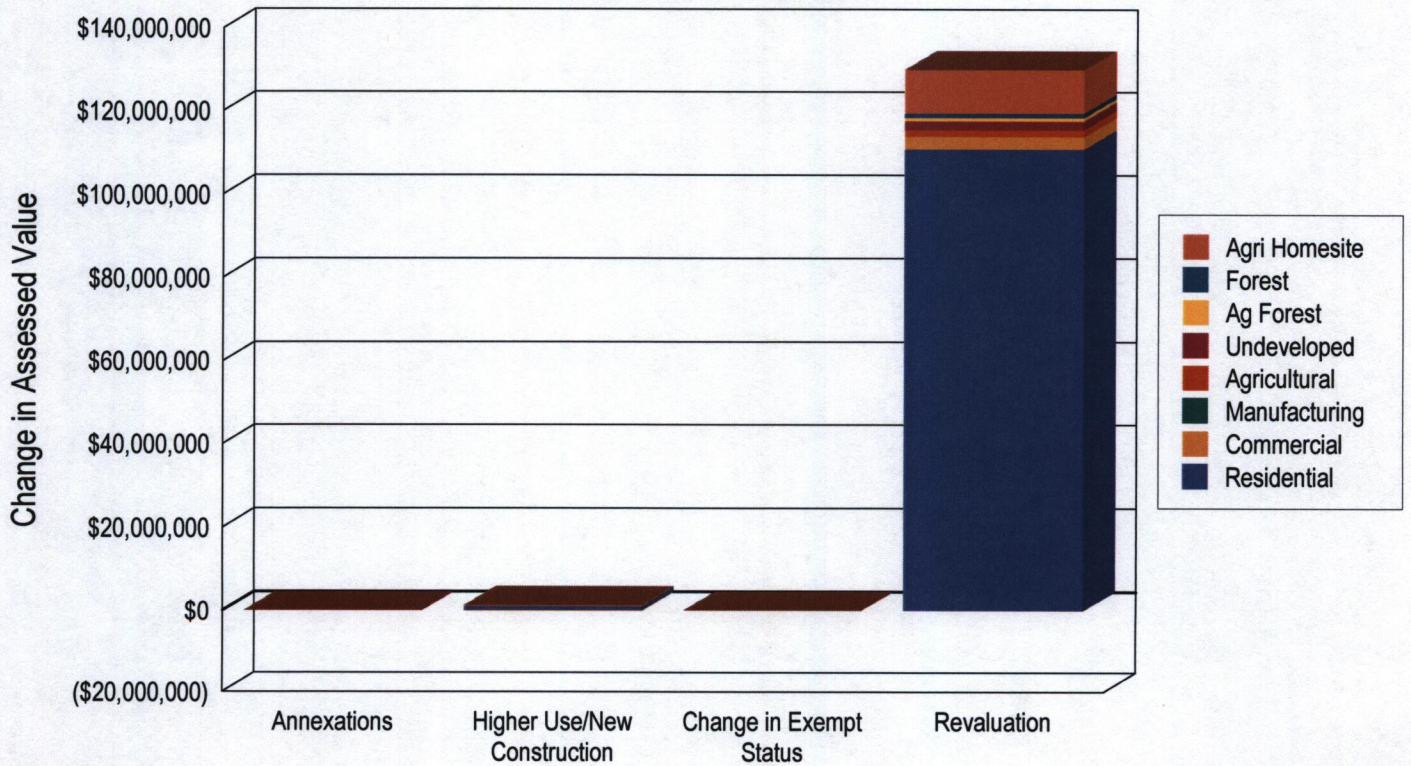


Changes in Assessed Value

Number of Parcels Whose Value Changed

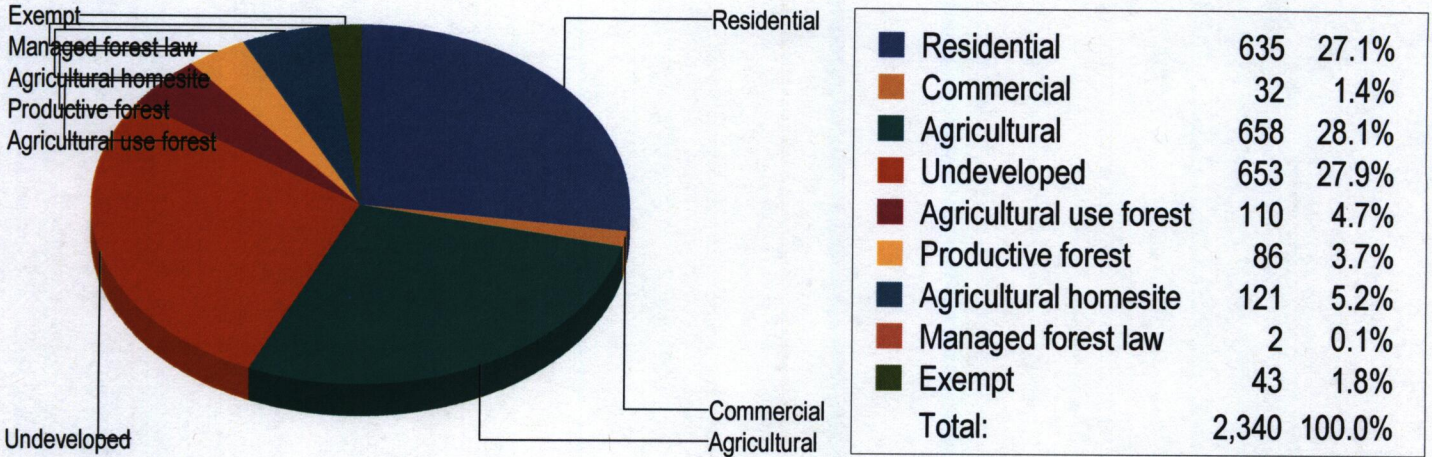


Reasons For Change



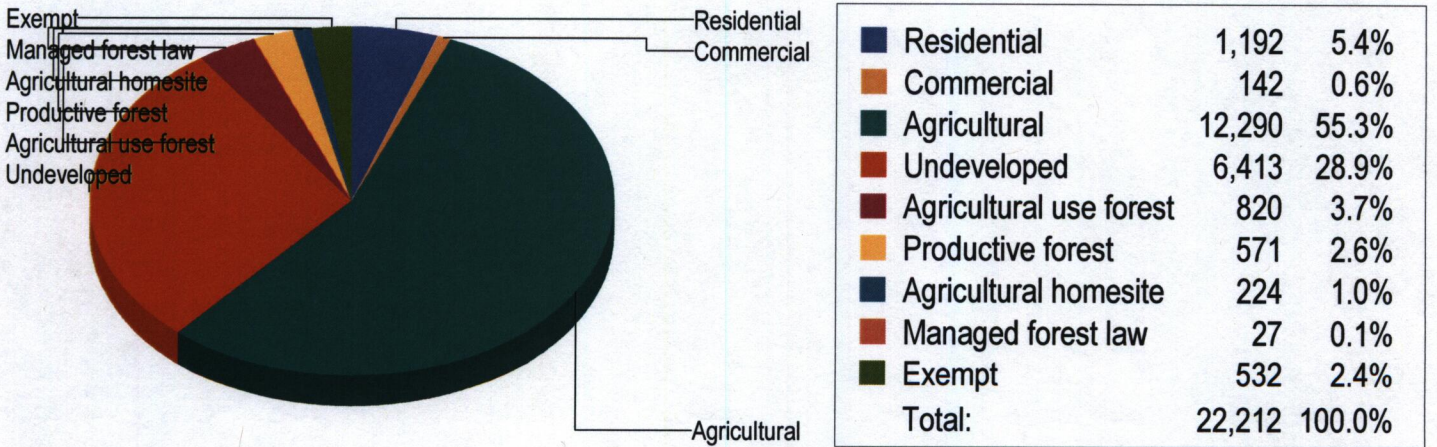
Summary of all Real Estate

Parcel Counts

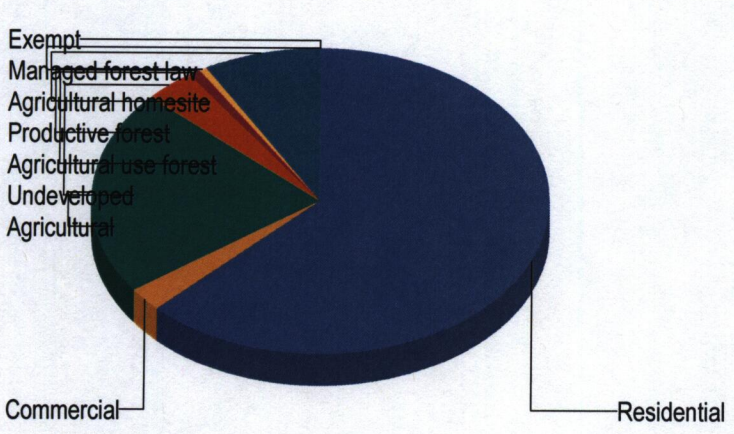


* Total parcel count shown in legend may not equal the actual number of properties in the municipality because a single property can have land or improvements in more than one tax class.

Acreage

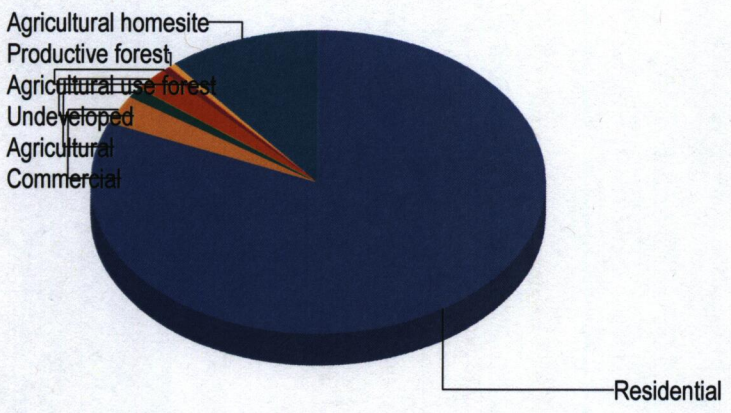


Total Market Value



Residential	\$252,251,900	62.6%
Commercial	\$9,286,280	2.3%
Agricultural	\$88,165,300	21.9%
Undeveloped	\$14,149,907	3.5%
Agricultural use forest	\$3,348,300	0.8%
Productive forest	\$2,297,700	0.6%
Agricultural homesite	\$33,421,500	8.3%
Managed forest law	\$113,400	0.0%
Exempt	\$173,400	0.0%
Total:	\$403,207,687	100.0%

Total Assessed Value

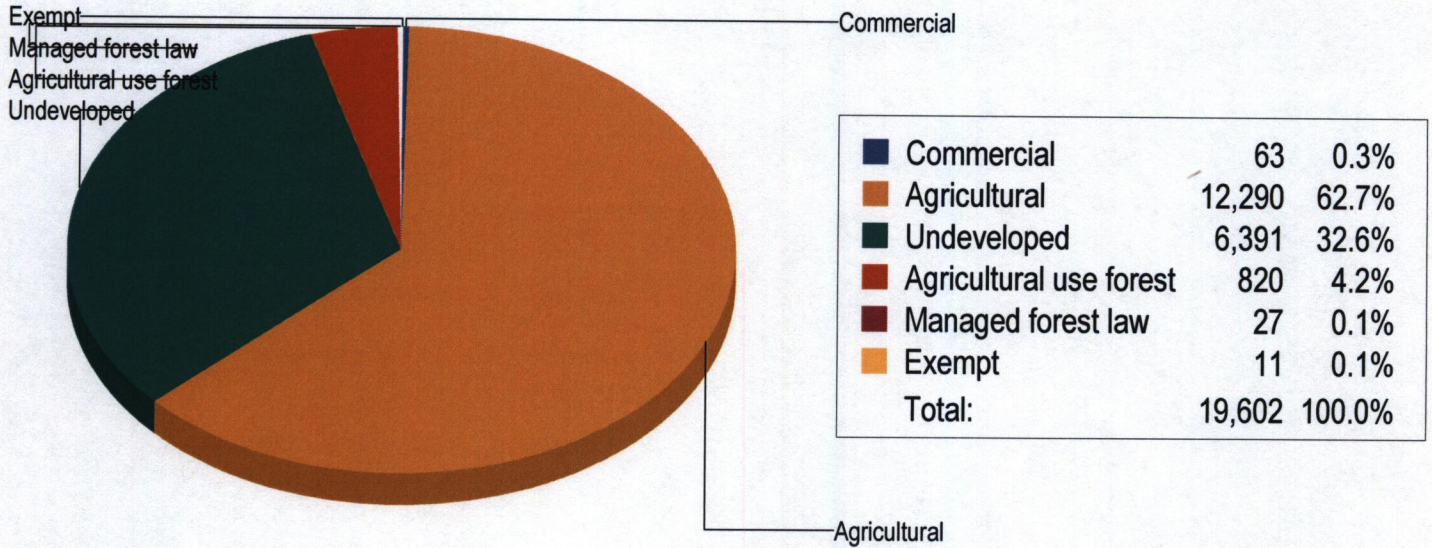


Residential	\$252,251,900	81.4%
Commercial	\$9,286,300	3.0%
Agricultural	\$3,915,100	1.3%
Undeveloped	\$7,087,200	2.3%
Agricultural use forest	\$1,675,100	0.5%
Productive forest	\$2,297,700	0.7%
Agricultural homesite	\$33,421,500	10.8%
Managed forest law	\$0	0.0%
Exempt	\$0	0.0%
Total:	\$309,934,800	100.0%

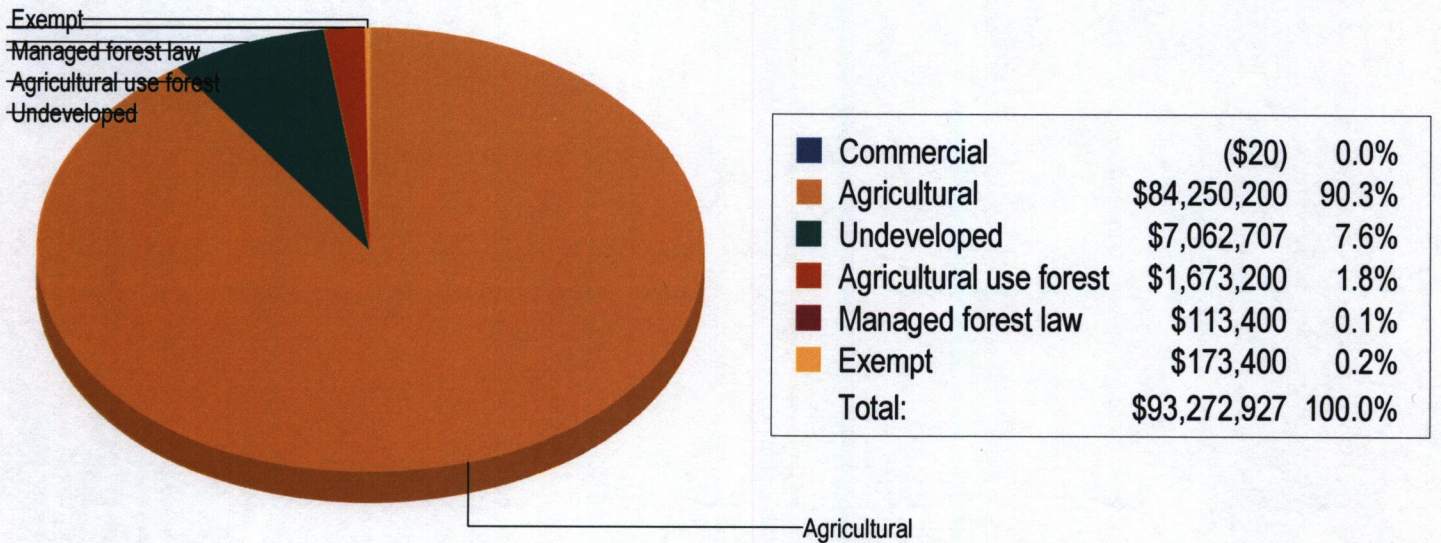
Reductions in Land Value for Tax Assessment Purposes

Not all land is assessed at full market value. The following is a summary of the acres and values reduced.

Number of Acres Whose Value was Reduced

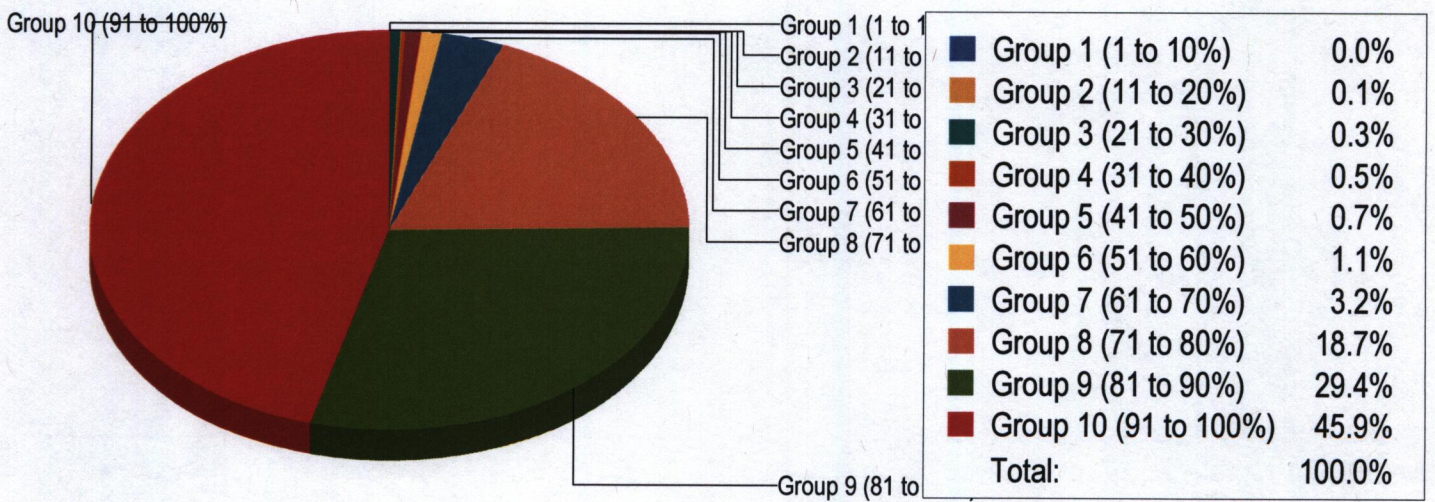
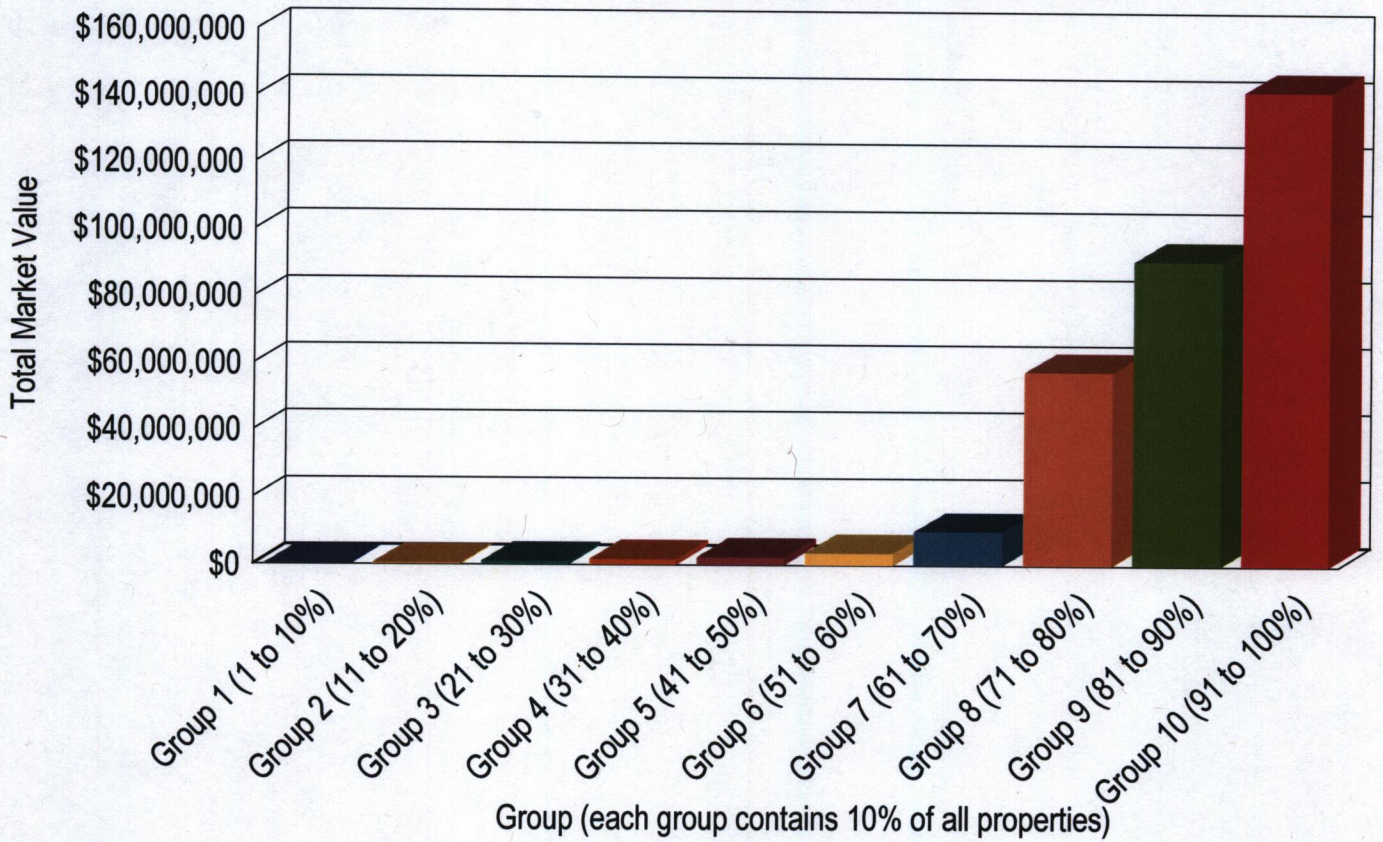


Reduction in Value



Concentration of Property Value

Each group contains 10% of all properties. The first group contains the properties with the lowest market value.
The last group contains the properties with the highest market value.



Top 50 Properties by Assessed Value

Tax Key Number	Street Address	Owner	Total Assessed Value
2742-000	W1211 Sunnyside Dr	Spacious Acres WI Mhc, LLC	\$4,064,100
0422-000	W1671 Pleasant Ridge Rd	Carrie Kaczmarek	\$1,208,400
1134-000	W750 County Rd B	Susan D Senn Trust	\$1,073,700
2024-000	N5874 Hillside Dr	Jeremy Marsh	\$1,065,200
0234-000	W750 Allen Rd	Mary-Beth Esser	\$1,054,700
0143-000	W205 Allen Rd	Calvin R Schmidt Trust	\$960,200
0142-000	W269 Allen Rd	Victor S. Soderstrom	\$953,900
1732-000	W2007 County Rd B	Heidi J. Haugen	\$946,500
2634-000	N5460 Willow Glen Rd	Looney Lake, LLC	\$911,900
0814-000	W1783 W Amaranth Rd	Dow A. Didion	\$911,500
2432-000	N5884 Willow Glen Rd	Thomas Goodell(Le	\$904,300
1234-001	W440 County Rd B	James C. Bell	\$884,600
3123-000	W2459 Evergreen Dr	Robert A. Strauss	\$861,400
2314-001	N5915 Willow Glen Rd	Richard G Reinders Trust	\$861,200
2234-004	N5684 County Rd F	Gregory J. Harbaugh	\$855,600
2014-001	W1737 Ridge View Ln	Mark Siewert Trust	\$852,200
3614-009	N5175 Union Hill Ct	David C. Eiken	\$843,000
1641-003	W1380 County Rd B	Boat House of Concord Real Estate LLC	\$836,600
2113-001	N5903 Mill Rd	Gregory A Renz Trust	\$810,500
3032-002	W2483 Bakertown Dr	Steven C. Cass	\$806,300
2543-002	N5391 Golden Lake Park Rd	Michael L Herro Trust	\$802,500
0714-000	N6735 Hillside Dr	Highland Ridge Estates, LLC	\$798,700
2023-000	N5934 Hillside Dr	Kelvin J. Jacques	\$792,200
1024-001	W1204 W River Dr	Aron Uttech	\$791,300
2434-000	W372 Cedar Grove Rd	Robert A. Puza	\$783,600
1532-013	N6232 County Rd F	Terrance G Jacobosky Trust	\$782,600
1521-000	N6485 County Rd F	MI Herro, LLC	\$778,000
2234-001	N5768 County Rd F	Troy B. Krzyston	\$772,800
1644-000	N6189 County Rd F	Hickory Wood Ranch, LLC	\$771,700
2934-000	W1975 Bakertown Dr	Joseph T. Schaefer	\$764,800
1614-011	N6395 County Rd E	Ryan K J. Vanselow	\$750,900
1411-003	W568 County Rd B	Michael J. Laylan	\$740,600
1331-008	W357 Delafield Rd	Dale Manlick	\$731,200
1532-015	N6196 County Rd F	Richard A. Dama	\$727,100
1811-001	W2192 County Rd B	Steven J. Alt	\$723,700
2721-004	N5650 County Rd F	Robert E. Peplinski	\$720,200
0811-000	N6887 County Rd E	Terry P Decicco Trust	\$716,600
0144-002	N6955 Morgan Rd	Terry A. Andrus	\$715,000
3032-001	N5405 County Rd P	Richard L Loof Trust	\$714,900
2222-005	N6058 County Rd F	Randall W. Sweet	\$714,500
1312-004	W215 County Rd B	Emma Sweet	\$707,900
0523-000	N7119 Hillside Dr	Jonathan Spiegelhoff	\$706,500
2721-000	N5674 County Rd F	Timothy Forseth	\$706,300
2022-000	N6080 Hillside Dr	Keith A. Rahn	\$703,200
1534-005	N6170 Grey Fox Tr	Eric R. Wiesneth	\$702,000
2941-000	W1733 Bakertown Dr	Gary E. Miller	\$698,700
2721-003	N5654 County Rd F	David Schmocker	\$688,700
1411-005	W532 County Rd B	Jeffery S. Gaal	\$670,000
2744-002	N5391 County Rd F	Jeffery A. Thuot	\$668,100
1721-002	N6469 Highmound Rd	William Schlieper C. Trus	\$662,900