

CITY CEDARBURG  
W63 N645 WASHINGTON AVE  
PO BOX 49  
CEDARBURG, WI 53012-0049

**OZAUKEE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2021  
REAL ESTATE**

CEDARBURG CORNER HOLDINGS LLC



**Parcel Number: 130400106000**  
**Bill Number: 490078**

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**  
**W63 N161-75 WASHINGTON AVE**

1068326PART S SE COMM 1044 FT E & 757 FT N OF SW COR  
BEING #1755 CSM LOT 1 VOL 13/170 2.08 ACS SEC 34 T 10 R 21  
2.080 ACRES

490078/130400106000

**CEDARBURG CORNER HOLDINGS L**  
**11539 N ORIOLE LANE**  
**MEQUON WI 53092**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 187,200	ASSESSED VALUE IMPROVEMENTS 420,300	TOTAL ASSESSED VALUE 607,500	AVERAGE ASSMT. RATIO 0.824324456	NET ASSESSED VALUE RATE 0.01842404  (Does NOT reflect credits)	NET PROPERTY TAX 11136.91																																				
ESTIMATED FAIR MARKET VALUE LAND 227,100	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 509,900	TOTAL ESTIMATED FAIR MARKET VALUE 737,000	<div><div></div>A star in this box means unpaid prior year taxes.</div>	School taxes also reduced by school levy tax credit 1,015.37																																					
<table><tr><td>TAXING JURISDICTION</td><td>2020 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2021 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2020 NET TAX</td><td>2021 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>OZAUKEE COUNTY</td><td>412,511</td><td>401,326</td><td>1,107.46</td><td>1,104.76</td><td>-0.2%</td></tr><tr><td>CITY CEDARBURG</td><td>1,304,463</td><td>1,322,995</td><td>4,782.88</td><td>4,886.13</td><td>2.2%</td></tr><tr><td>SCHOOL #1015</td><td>8,749,433</td><td>10,011,104</td><td>5,076.43</td><td>4,457.82</td><td>-12.2%</td></tr><tr><td>TECH SCHOOL</td><td>1,435,903</td><td>1,524,687</td><td>798.04</td><td>743.90</td><td>-6.8%</td></tr><tr><td>TOTAL</td><td>11,902,310</td><td>13,260,112</td><td>11,764.81</td><td>11,192.61</td><td>-4.9%</td></tr></table>						TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE	OZAUKEE COUNTY	412,511	401,326	1,107.46	1,104.76	-0.2%	CITY CEDARBURG	1,304,463	1,322,995	4,782.88	4,886.13	2.2%	SCHOOL #1015	8,749,433	10,011,104	5,076.43	4,457.82	-12.2%	TECH SCHOOL	1,435,903	1,524,687	798.04	743.90	-6.8%	TOTAL	11,902,310	13,260,112	11,764.81	11,192.61	-4.9%
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FIRST DOLLAR CREDIT			-62.45	-55.70	-10.8%																																				
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																				
NET PROPERTY TAX			11,702.36	11,136.91	-4.8%																																				

TOTAL DUE: \$11,136.91

FOR FULL PAYMENT  
PAY BY:  
JANUARY 31, 2022

Warning: If not paid by due dates,  
installment option is lost and total tax is  
delinquent subject to interest and, if  
applicable, penalty.  
Failure to pay on time. See reverse.

**FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases**

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCHOOL #1015	2,511,023	1,101.47	2040				

PAY 1ST INSTALLMENT OF: \$5,568.46  
**BY JANUARY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**CITY CEDARBURG**  
**W63 N645 WASHINGTON AVE**  
**PO BOX 49**  
**CEDARBURG, WI 53012-0049**

**PIN# 130400106000**  
CEDARBURG CORNER HOLDINGS LLC  
BILL NUMBER: 490078

PAY 2ND INSTALLMENT OF: \$5,568.45  
**BY JULY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**COUNTY TREASURER**  
**OZAUKEE COUNTY**  
**PO BOX 994**  
**PORT WASHINGTON, WI 53074-0994**

**PIN# 130400106000**  
CEDARBURG CORNER HOLDINGS LLC  
BILL NUMBER: 490078

PAY FULL AMOUNT OF: \$11,136.91  
**BY JANUARY 31, 2022**

AMOUNT ENCLOSED \_\_\_\_\_

**MAKE CHECK PAYABLE AND MAIL TO:**

**CITY CEDARBURG**  
**W63 N645 WASHINGTON AVE**  
**PO BOX 49**  
**CEDARBURG, WI 53012-0049**

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INCLUDE THIS STUB WITH YOUR PAYMENT



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