

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

OZAUKEE COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2023  
REAL ESTATE

CONCORD 21 LLC



Parcel Number: 130502104002  
Bill Number: 584882

584882/130502104002  
CONCORD 21 LLC  
10580 N PORT WASHINGTON ROAD  
MEQUON WI 53092

**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**  
**W61 N306 WASHINGTON AVE**  
Sec. 34, T10N, R21E  
0920028 PART LOT 4 BLOCK 21 BEING #3609 CSM LOT 1  
DOC 0842665 ASSESSOR'S PLAT  
0.827 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 335,700	ASSESSED VALUE IMPROVEMENTS 1,304,800	TOTAL ASSESSED VALUE 1,640,500	AVERAGE ASSMT. RATIO 0.890087212	NET ASSESSED VALUE RATE 0.01430963  (Does NOT reflect credits)	NET PROPERTY TAX 23416.45																																			
ESTIMATED FAIR MARKET VALUE LAND 377,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 1,465,900	TOTAL ESTIMATED FAIR MARKET VALUE 1,843,100	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 2,382.68																																				
<table><tr><td>TAXING JURISDICTION</td><td>2022 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2023 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2022 NET TAX</td><td>2023 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>OZAUKEE COUNTY</td><td>427,130</td><td>574,714</td><td>2,378.12</td><td>2,393.16</td><td>0.6%</td></tr><tr><td>CITY OF CEDARBURG</td><td>1,314,545</td><td>1,447,456</td><td>9,802.07</td><td>9,942.25</td><td>1.4%</td></tr><tr><td>SCHOOL #1015</td><td>10,484,552</td><td>10,571,414</td><td>9,115.35</td><td>9,597.43</td><td>5.3%</td></tr><tr><td>TECH SCHOOL</td><td>1,604,350</td><td>1,626,911</td><td>1,532.60</td><td>1,542.11</td><td>0.6%</td></tr><tr><td>TOTAL</td><td>13,830,577</td><td>14,220,495</td><td>22,828.14</td><td>23,474.95</td><td>2.8%</td></tr></table>						TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX	2023 NET TAX	% TAX CHANGE	OZAUKEE COUNTY	427,130	574,714	2,378.12	2,393.16	0.6%	CITY OF CEDARBURG	1,314,545	1,447,456	9,802.07	9,942.25	1.4%	SCHOOL #1015	10,484,552	10,571,414	9,115.35	9,597.43	5.3%	TECH SCHOOL	1,604,350	1,626,911	1,532.60	1,542.11	0.6%	TOTAL	13,830,577	14,220,495	22,828.14	23,474.95
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FIRST DOLLAR CREDIT			-55.26	-58.50	5.9%																																			
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%																																			
NET PROPERTY TAX			22,772.88	23,416.45	2.8%																																			

TOTAL DUE: \$23,416.45  
FOR FULL PAYMENT  
PAY BY:  
JANUARY 31, 2024  
  
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	2,711,977	2,288.05	2040				

PAY 1ST INSTALLMENT OF: \$11,708.23  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 130502104002  
CONCORD 21 LLC  
BILL NUMBER: 584882

PAY 2ND INSTALLMENT OF: \$11,708.22  
BY JULY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 130502104002  
CONCORD 21 LLC  
BILL NUMBER: 584882

PAY FULL AMOUNT OF: \$23,416.45  
BY JANUARY 31, 2024

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

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# 130502104002  
CONCORD 21 LLC  
BILL NUMBER: 584882



INCLUDE THIS STUB WITH YOUR PAYMENT



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