

2022 Year In Review

prepared for
Town of Palmyra, Jefferson County

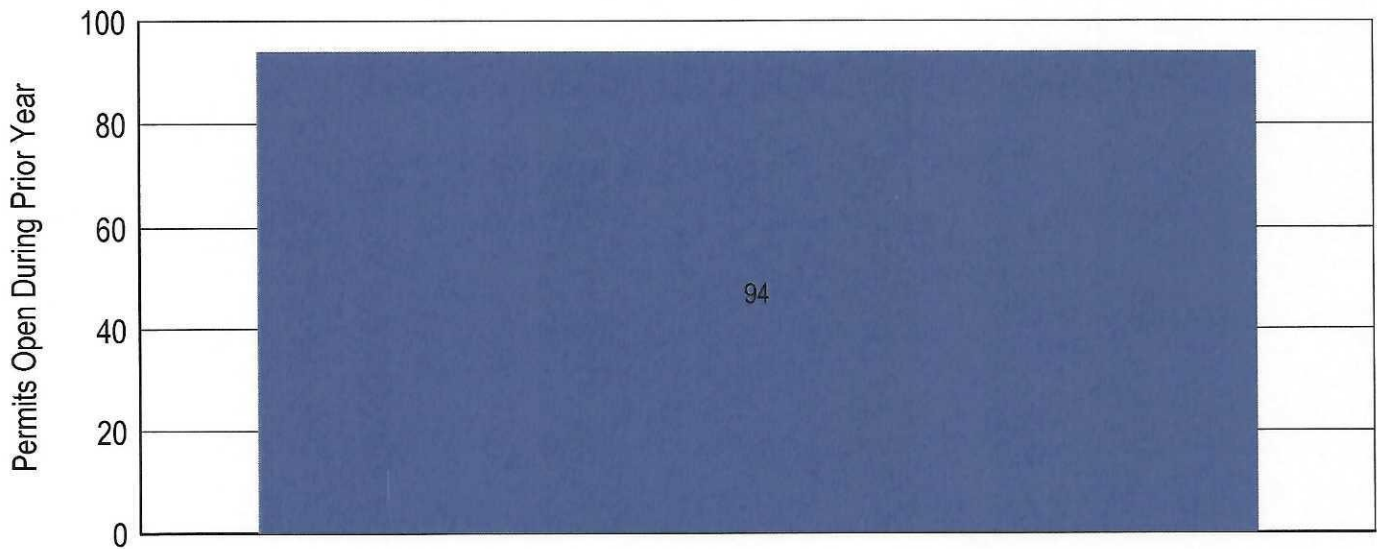
prepared by
Grota Appraisals, LLC
N88 W16573 Main St
Menomonee Falls, WI 53051
(262)253-1142

date prepared
November 01, 2022

Summary of Work Done

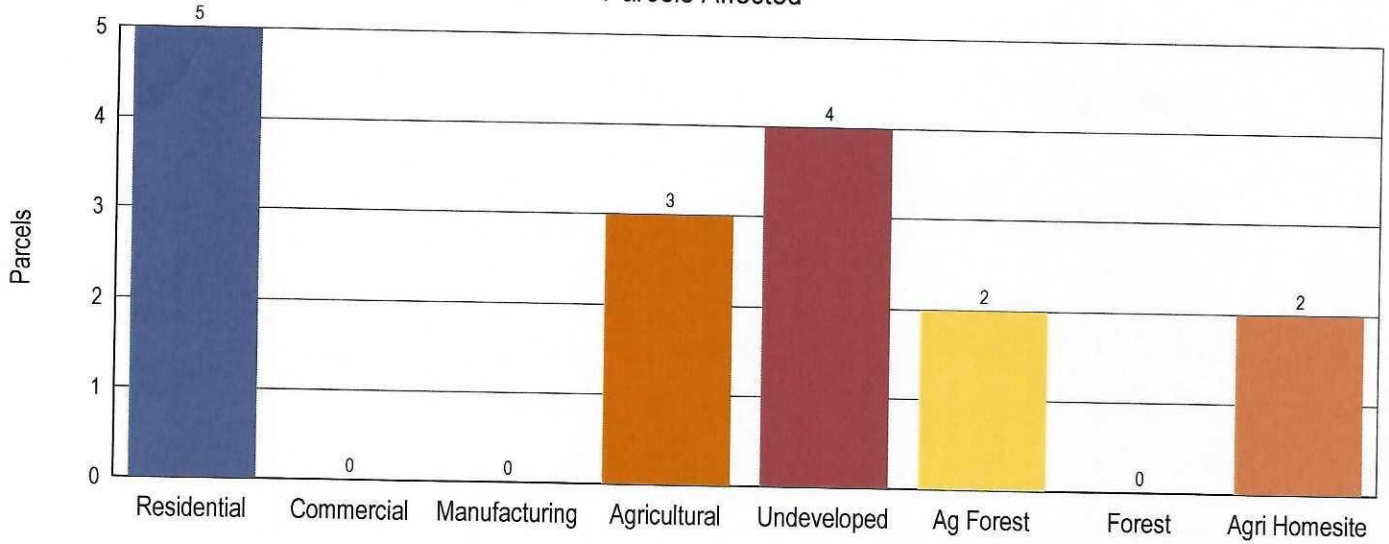
Action Item	# of Times Completed
Other onsite visit	7
Letter sent	75
In Office Review	6
Exterior inspection	1
Open Book appointment	2
Review RFPR	2
Full inspection	2
Building permits fielded	94
Properties split	5
Property values changed	428
Sales entered/validated	54

Building Permit Activity that Affected Property Values

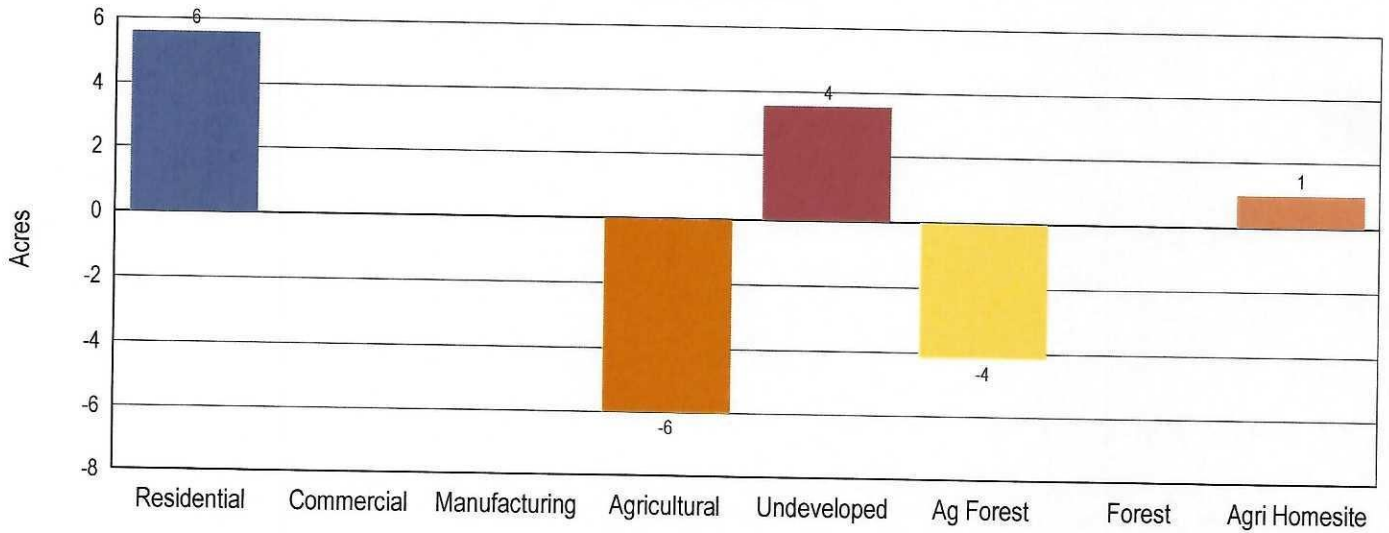


Shifts in Classification

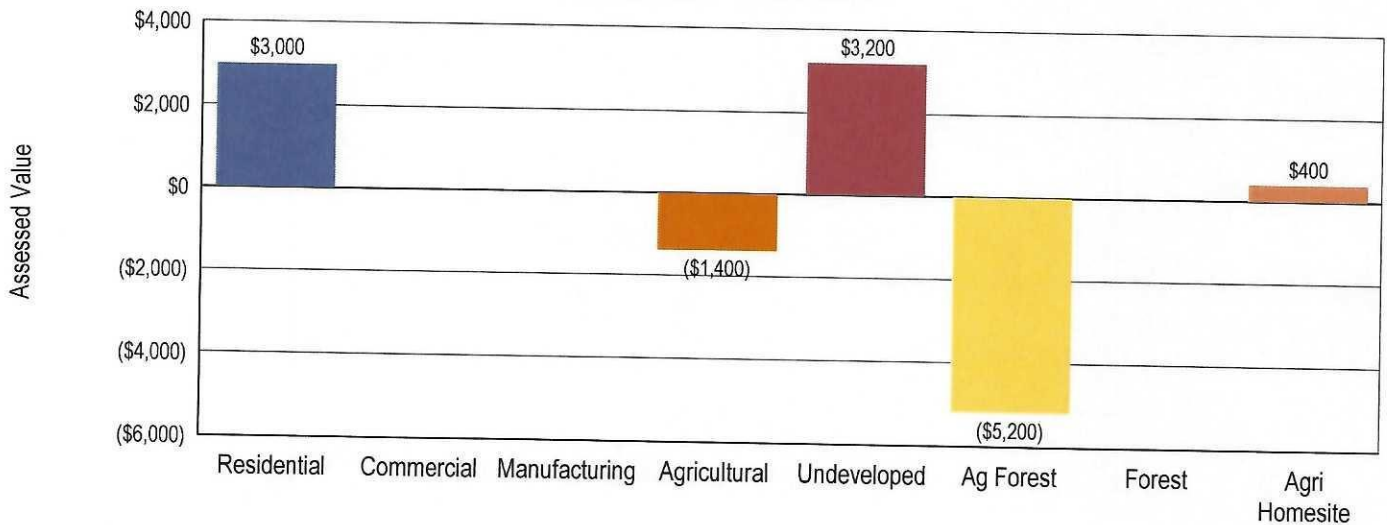
Parcels Affected



Acres Transferred

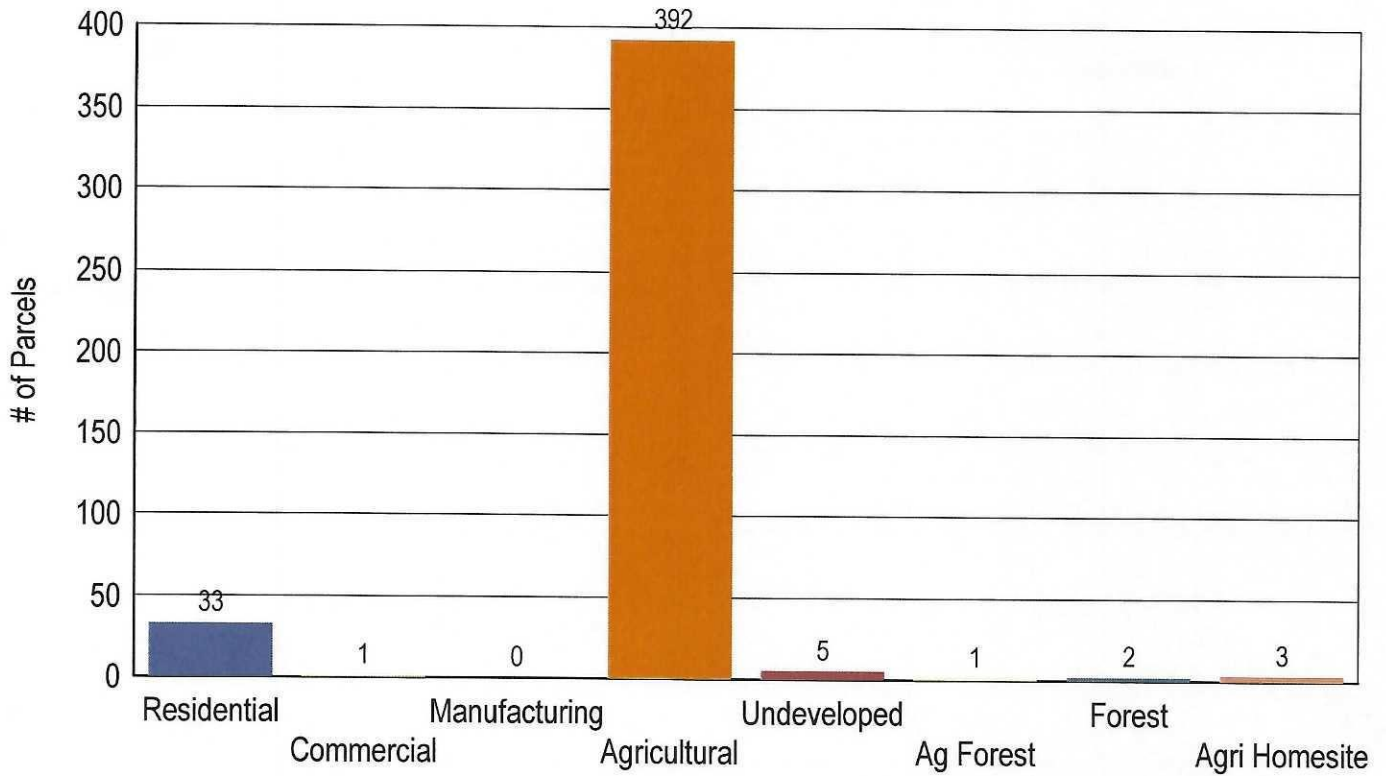


Assessed Value Transferred

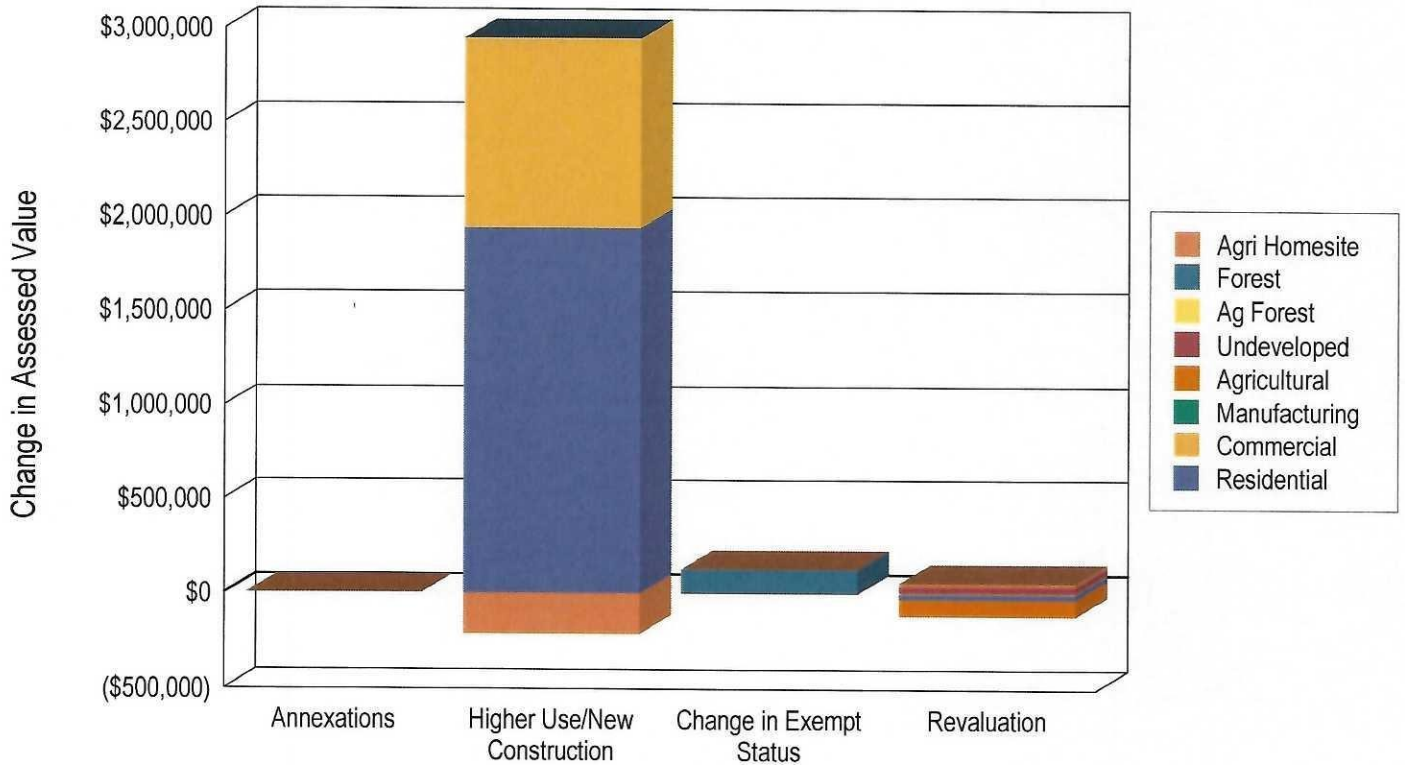


Changes in Assessed Value

Number of Parcels Whose Value Changed

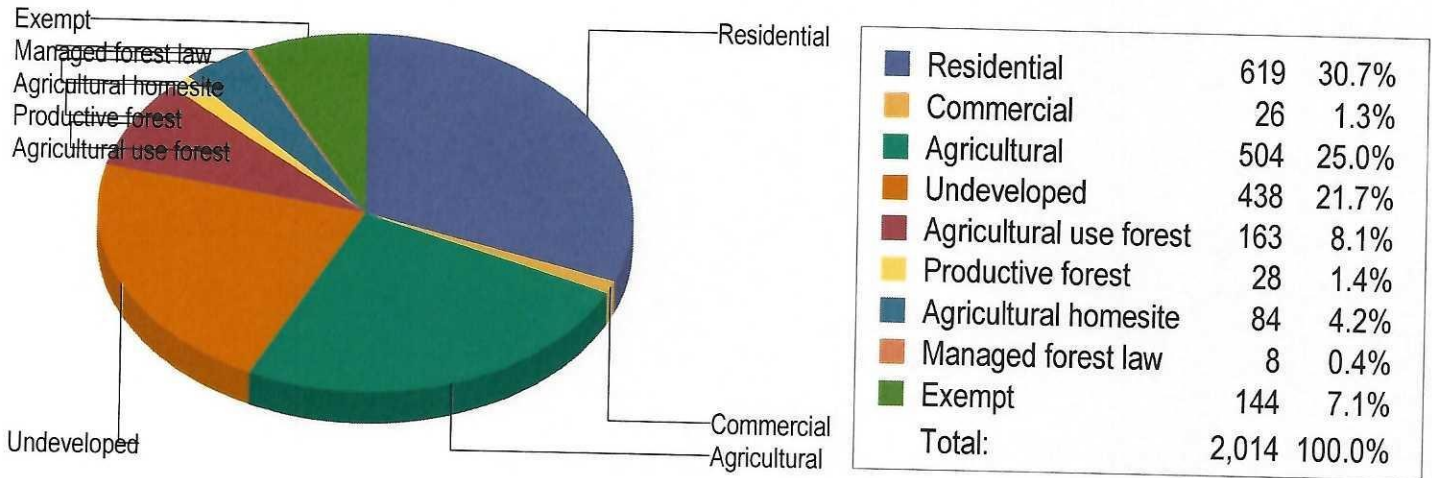


Reasons For Change



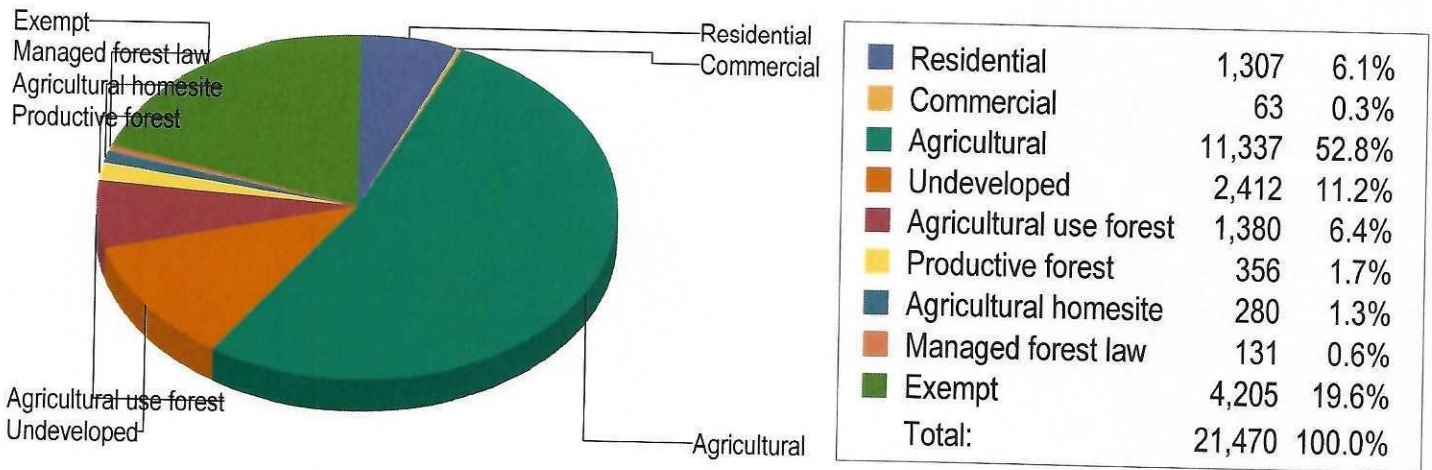
Summary of all Real Estate

Parcel Counts

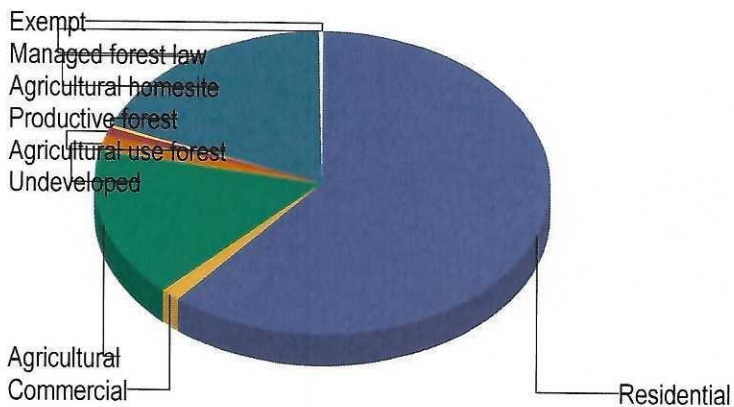


* Total parcel count shown in legend may not equal the actual number of properties in the municipality because a single property can have land or improvements in more than one tax class.

Acreage

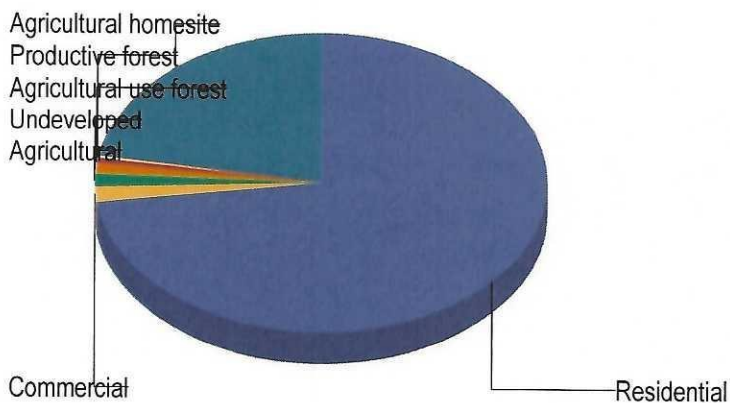


Total Market Value



Residential	\$165,380,067	60.8%
Commercial	\$3,966,798	1.5%
Agricultural	\$43,398,396	16.0%
Undeveloped	\$4,635,803	1.7%
Agricultural use forest	\$2,724,624	1.0%
Productive forest	\$821,991	0.3%
Agricultural homesite	\$50,569,752	18.6%
Managed forest law	\$344,000	0.1%
Exempt	\$195,565	0.1%
Total:	\$272,036,996	100.0%

Total Assessed Value

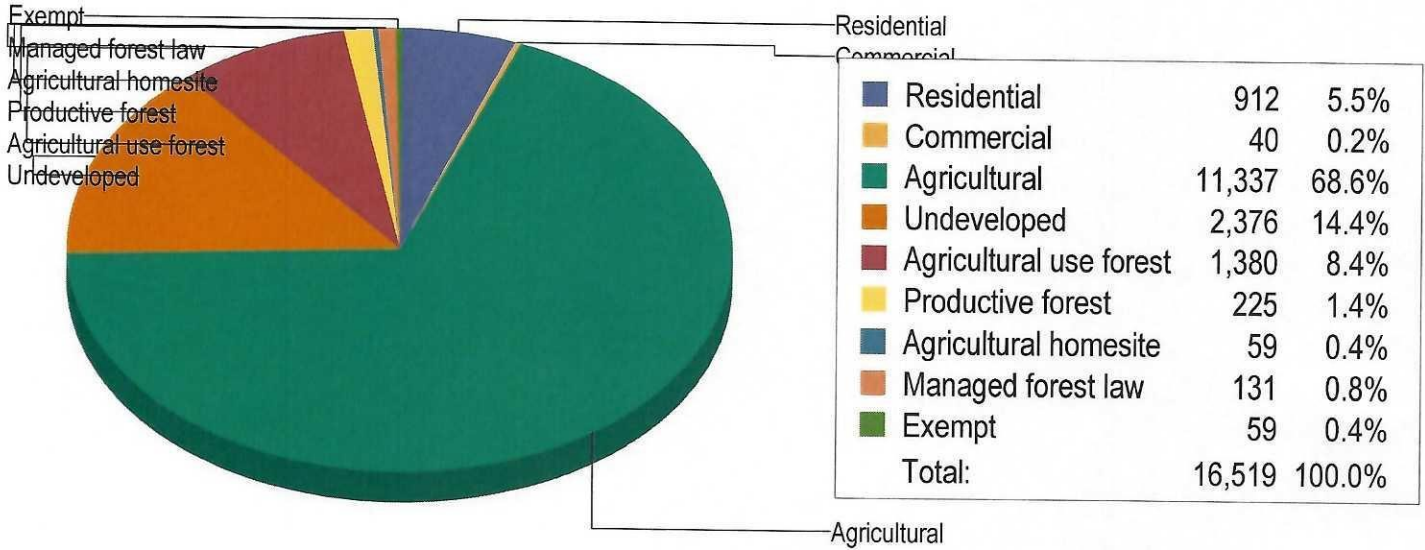


Residential	\$165,380,900	72.7%
Commercial	\$3,967,300	1.7%
Agricultural	\$3,059,600	1.3%
Undeveloped	\$2,329,200	1.0%
Agricultural use forest	\$1,363,700	0.6%
Productive forest	\$822,200	0.4%
Agricultural homesite	\$50,570,300	22.2%
Managed forest law	\$0	0.0%
Exempt	\$0	0.0%
Total:	\$227,493,200	100.0%

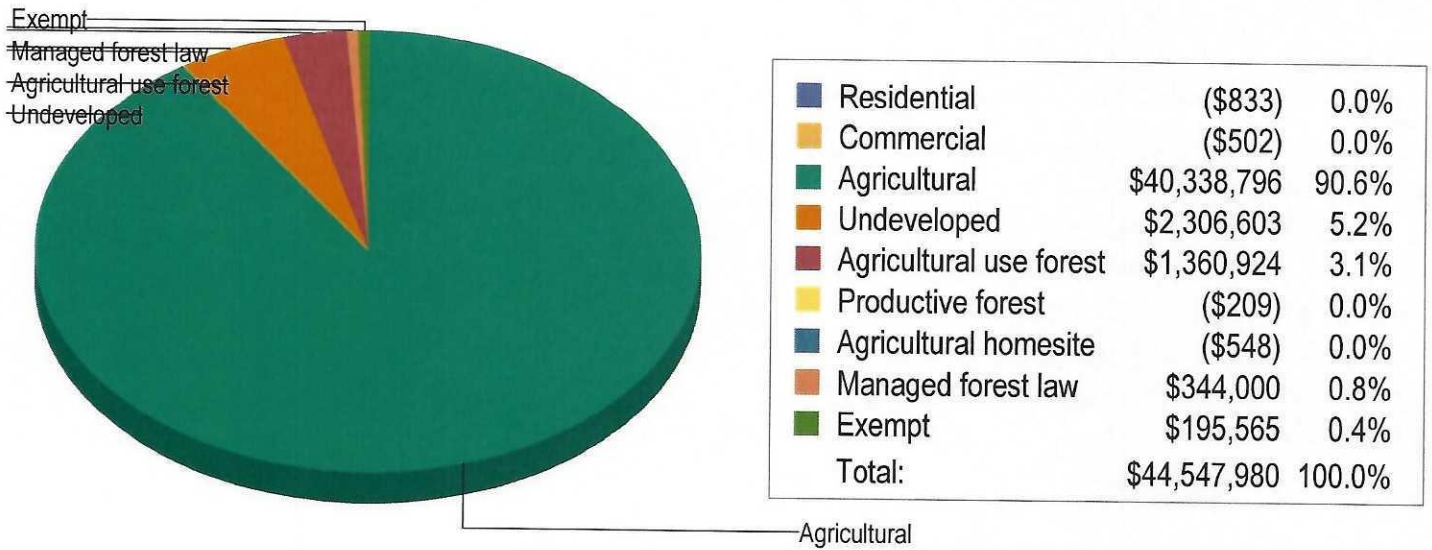
Reductions in Land Value for Tax Assessment Purposes

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

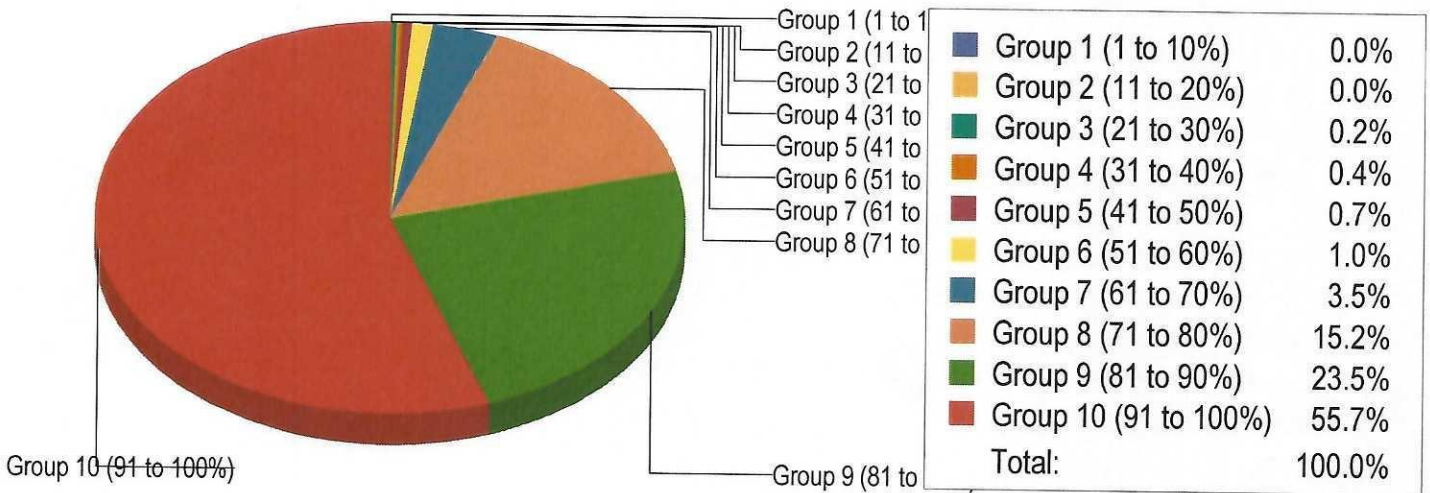
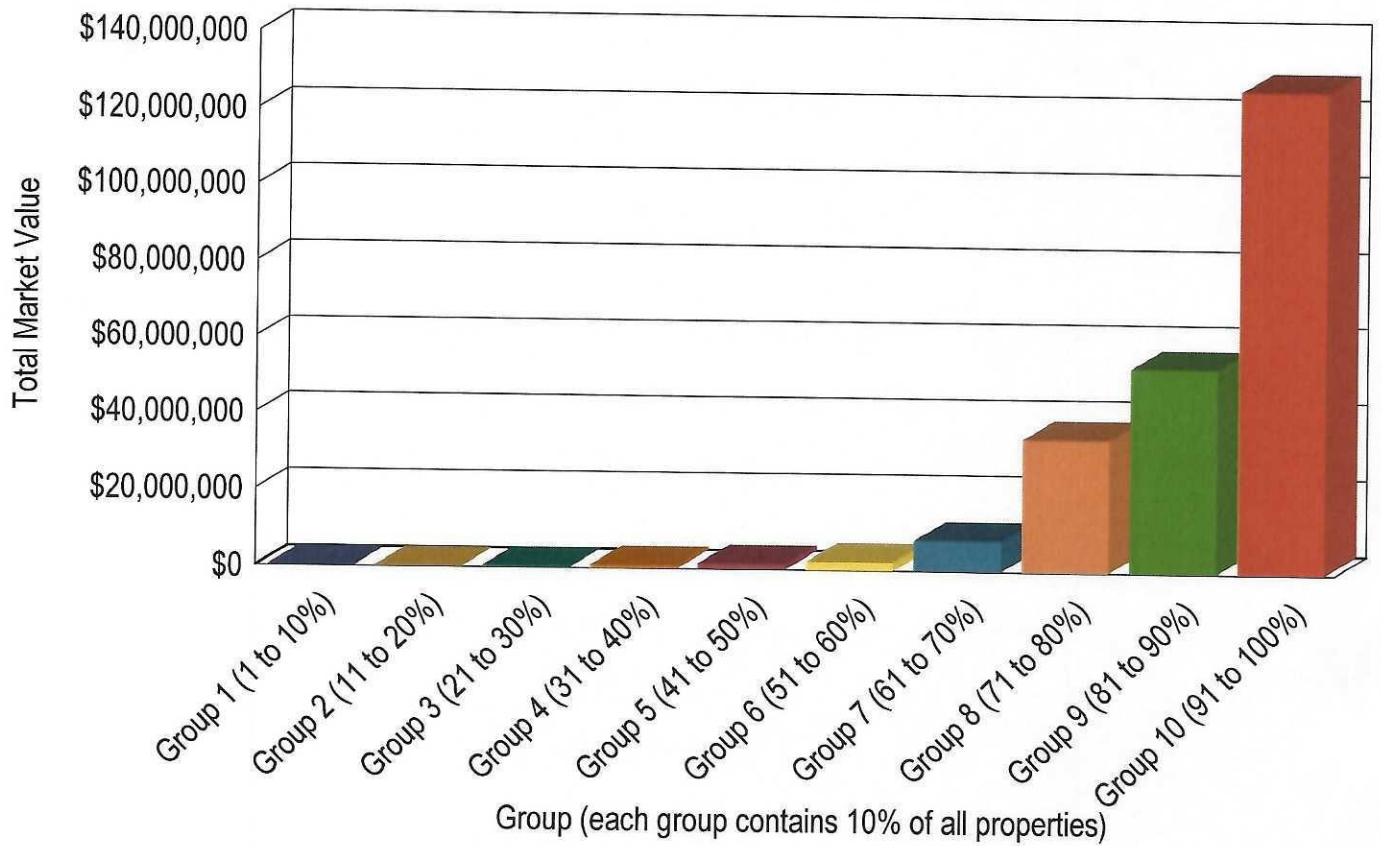


Reduction in Value



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
1911-000	W2024 Sth 59	Cold Spring Egg Farms Inc	\$30,932,900
3031-001	W2408 Sth 59	Cold Spring Egg Farms Inc	\$4,739,900
3342-001	N252 Cth H	John K. Mehring	\$2,082,800
2642-000	W662 Little Prairie Rd	Horst G Dorner Trust	\$1,582,600
1524-001	W1117 Island Rd	Chris D Winkler Trust	\$1,485,300
3323-000	N301 Cth H	Rushing Waters Trout Farm	\$1,261,400
1944-001	W2198 Piper Rd	Scott Schreiber Trust	\$1,156,800
0821-000	N2028 Sth 106	Dean Kincaid Enterprises	\$813,900
2733-002	W1310 South Shore Dr	James J. Hannes	\$782,000
2841-032	W1407 Blue Spring Lake Dr	James C. Deguzman	\$769,400
2841-033	W1411 Blue Spring Lake Dr	Robin L. Martens	\$733,400
2331-004	W790 Zinnia Ave	Sandra Reynertson J. Trust	\$718,300
1621-001	W1581 Island Rd	Dean Kincaid Inc	\$694,800
2732-016	W1325 Blue Spring Lake Dr	Eugene Luszcz	\$677,600
2731-026	W1237 Blue Spring Lake Dr	Blue Spring Lake LLC	\$672,700
3311-019	W1418 South Shore Dr	Dennis J. Duellman	\$660,500
2841-020	W1355 Blue Spring Lake Dr	Timothy T. Horter	\$648,100
2731-017	W1158 South Shore Dr	Robert J Soukup Trust	\$630,000
3312-016	W1446 South Shore Dr	Yokley Trust	\$627,200
2734-000	W1268 South Shore Dr	Steven C. Marcus	\$624,000
2844-003	W1429 Blue Spring Lake Dr	Lawrence S. Larson	\$603,500
3532-000	N269 Tamarack Rd	Dennis J. Adsit	\$600,800
3311-021	W1410 South Shore Dr	Podzimek Trust	\$582,300
0644-000	W2186 Thayer Rd	Todd Willkomm	\$573,000
1641-000	W1360 Sth 106	Robert J. Oleson	\$562,900
3311-023	W1402 South Shore Dr	Hari Preet S Cheema Trust	\$552,200
3314-000	W1328 Dahlin Ln	Jason Roskopf	\$549,800
2732-017	W1331 Blue Spring Lake Dr	Richard P. Herbst	\$549,000
2731-023	W1140 South Shore Dr	Judith C. Murphy	\$546,900
2733-000	W1318 South Shore Dr	Lisa S. Gdaniec	\$540,500
3312-023	W1476 South Shore Dr	Salvatore F. Meccia	\$540,300
2732-002	W1267 Blue Spring Lake Dr	Ryan Klopcic	\$540,100
2331-003	W791 Zinnia Ave	Allen L Fehrmann Trust	\$531,700
2734-015	W1206 South Shore Dr	Harold P. Fischer	\$527,100
2843-013	W1453 Blue Spring Lake Dr	David Cramsey	\$525,900
3311-020	W1414 South Shore Dr	Robert E. McMahon	\$521,800
1024-000	N1903 Cth E	James A Christiansen Trust	\$520,100
3311-016	W1430 South Shore Dr	Steven J. Steinhoff	\$518,100
2731-013	W1172 South Shore Dr	Pamela L. Tobiasz	\$516,400
3422-010	W1332 South Shore Dr	Richard D. Hoeft	\$513,800
2843-018	W1489 Blue Spring Lake Dr	Gregory Dufek	\$512,100
2732-009	W1297 Blue Spring Lake Dr	James G. Rogers	\$511,200
2841-029	W1393 Blue Spring Lake Dr	Claire M. Lafont	\$510,800
1022-001	N2051 Bluebird Ridge	Todd D. Burgess	\$494,400
0723-000	N1974 Koch Rd	Standard Process Inc	\$489,800
2734-001	W1264 South Shore Dr	M1 Real Estate Holdings LLC	\$488,800
2841-028	W1387 Blue Spring Lake Dr	Richard C. Rabay	\$488,200
1012-000	W1075 Hooper Rd	Ray Leanna Trust	\$485,400
2732-006	W1285 Blue Spring Lake Dr	Meier Manor LLC	\$483,100
2733-004	W1296 South Shore Dr	Goldberg Trust	\$479,700

How to Contact Us

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Fond du Lac, WI 54936-0150
920-322-3414

Sheboygan Office

828 Center Ave Suite 302
Sheboygan, WI 53081
920-459-3389

Please note our emails have changed: (our old emails should still work but please update to the new ones below:

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