

City of Waterloo

Jefferson County

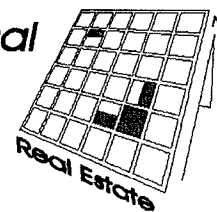
Sales Analysis

2013 Assessment Year



*Associated Appraisal
Consultants, Inc.*

Appleton ■ Hurley ■ Lake Geneva



Statement of Changes in Equalized Values by Wisconsin Department of Revenue Class and Item

Year: ▼

AREA: SOUTHERN

COUNTY: JEFFERSON

CITY: WATERLOO

76-28-290

REAL ESTATE	2011 R.E. EQUALIZED VALUE	\$ AMOUNT OF ECONOMIC CHG	% CHG	\$ AMOUNT OF NEW CONSTR	% CHG	\$ AMOUNT OF ALL OTHER CHG	% CHG	2012 R.E. EQUALIZED VALUE	TOTAL \$ CHANGE IN R.E. VALUE	% CHG
RESIDENTIAL										
LAND	28,640,000	572,800	2	0	0	-22,600	0	29,190,200	550,200	2
IMP	113,497,000	2,269,900	2	380,700	0	-101,800	0	116,045,800	2,548,800	2
TOTAL	142,137,000	2,842,700	2	380,700	0	-124,400	0	145,236,000	3,099,000	2
COMMERCIAL										
LAND	7,091,700	-819,700	-12	0	0	-73,800	-1	6,198,200	-893,500	-13
IMP	20,224,000	0	0	0	0	-145,600	-1	20,078,400	-145,600	-1
TOTAL	27,315,700	-819,700	-3	0	0	-219,400	-1	26,276,600	-1,039,100	-4
MANUFACTURING										
LAND	1,570,600	0	0	0	0	0	0	1,570,600	0	0
IMP	18,141,600	0	0	136,500	1	0	0	18,278,100	136,500	1
TOTAL	19,712,200	0	0	136,500	1	0	0	19,848,700	136,500	1
AGRICULTURAL										
LAND/TOTAL	194,400	-5,700	-3	0	0	59,600	31	248,300	53,900	28
UNDEVELOPED										
LAND/TOTAL	79,000	6,300	11	0	0	-44,800	-57	40,500	-38,500	-49
AG FOREST										
LAND/TOTAL	0	0	0	0	0	76,000	0	76,000	76,000	0
FOREST										
LAND/TOTAL	196,000	0	0	0	0	-108,000	-55	88,000	-108,000	-55
OTHER										
LAND	589,000	0	0	0	0	0	0	589,000	0	0
IMP	1,687,000	-33,700	-2	308,500	18	0	0	1,961,800	274,800	16
TOTAL	2,276,000	-33,700	-1	308,500	14	0	0	2,550,800	274,800	12
TOTAL REAL ESTATE										
LAND	38,360,700	-246,300	-1	0	0	-113,600	0	38,000,800	-359,900	-1

5/16/13

Statement of Changes in Equalized Values by Class and Item

IMP	153,549,600	2,236,200	1	825,700	1	-247,400	0	156,364,100	2,814,500	2
TOTAL	191,910,300	1,989,900	1	825,700	0	-361,000	0	194,364,900	2,454,600	1

PERSONAL PROPERTY	2011 MERGED P.P.			2012 EVA P.P.		2012 MFG P.P.		2012 MERGED P.P.			TOTAL \$ CHANGE IN P.P. VALUE		% CHG
	2011 MERGED P.P.	2012 EVA P.P.	% CHG	2012 MFG P.P.	% CHG	2012 MERGED P.P.	2012 MERGED P.P.	2012 MERGED P.P.	TOTAL \$ CHANGE IN P.P. VALUE	% CHG			
WATERCRAFT	0	0		0		0	0	0	0		0	0	
MACH TOOL & PAT	1,468,500	450,700		954,500		1,405,200	1,405,200	1,405,200	-63,300		-4	-4	
FUR FTX & EQUIP	3,870,200	974,500		2,748,800		3,723,300	3,723,300	3,723,300	-146,900		-4	-4	
ALL OTHER	348,100	188,600		159,000		347,600	347,600	347,600	-500		0	0	
COMPENSATION	0	20,200		0		20,200	20,200	20,200	20,200				
TOTAL PERSONALTY	5,686,800	1,634,000		3,862,300		5,496,300	5,496,300	5,496,300	-190,500		-3	-3	
	2011 TOTAL EQUALIZED VALUE					2012 TOTAL EQUALIZED VALUE	2012 TOTAL EQUALIZED VALUE	2012 TOTAL EQUALIZED VALUE	TOTAL \$ CHANGE IN EQUAL VALUE		% CHG		
	197,597,100					199,861,200	199,861,200	199,861,200	2,264,100		1	1	

footnote:DO NOT USE THESE FIGURES TO CALCULATE RATIOS. PLEASE CONTACT THE DISTRICT EQUALIZATION OFFICE.

*** = PERCENT CHANGE EXCEEDS 999%

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Wisconsin



EQ ADMIN AREA 76 Madison
COUNTY 28 Jefferson County
CITY 290 Waterloo

Year	Property Class	Municipal Assessed Value	DOR Base Value	% of DOR Base Value	Ratio (%)	Major Class Municipal Compliance Status	Type Of Notice Issued
2012	Residential	145,323,300	145,236,000	82.48	100.06	YES	
	Commercial	24,466,200	26,270,200	14.92	93.13	YES	
	Agricultural	230,300	221,400	0.13	104.02		
	Sum Of 5, 5M, 6, 7	2,207,800	2,768,100	1.57	79.76		
	Personal	1,585,893	1,585,900	0.90	100.00		
	Total	173,813,493	176,081,600	100.00	98.71	YES	
2011	Residential	145,114,900	142,137,000	81.76	102.10	YES	
	Commercial	24,645,800	27,322,100	15.72	90.20	YES	
	Agricultural	233,400	221,300	0.13	105.47		
	Sum Of 5, 5M, 6, 7	1,852,600	2,475,300	1.42	74.84		
	Personal	1,688,635	1,688,700	0.97	100.00		
	Total	173,535,335	173,844,400	100.00	99.82	YES	
2010	Residential	144,802,900	147,528,000	82.81	98.15	YES	
	Commercial	24,756,700	26,236,300	14.73	94.36	YES	
	Agricultural	237,100	231,600	0.13	102.37		
	Sum Of 5, 5M, 6, 7	1,944,000	2,508,000	1.41	77.51		
	Personal	1,617,607	1,650,600	0.93	98.00		
	Total	173,358,307	178,154,500	100.00	97.31	YES	
2009	Residential	144,376,200	148,571,000	83.00	97.18	YES	
	Commercial	24,913,400	25,982,700	14.52	95.88	YES	
	Agricultural	235,000	235,700	0.13	99.70		
	Sum Of 5, 5M, 6, 7	1,944,000	2,508,000	1.40	77.51		
	Personal	1,644,623	1,695,400	0.95	97.01		
	Total	173,113,223	178,992,800	100.00	96.72	YES	
2008	Residential	143,800,100	150,863,400	83.38	95.32	YES	
	Commercial	24,908,900	25,684,300	14.20	96.98	YES	
	Agricultural	228,300	232,300	0.13	98.28		
	Sum Of 5, 5M, 6, 7	1,753,700	2,524,700	1.40	69.46		
	Personal	1,578,464	1,627,200	0.90	97.00		
	Total	172,269,464	180,931,900	100.00	95.21	YES	
2007	Residential	142,986,900	151,436,700	83.67	94.42	YES	
	Commercial	25,021,100	25,323,000	13.99	98.81	YES	
	Agricultural	226,400	221,500	0.12	102.21		
	Sum Of 5, 5M, 6, 7	1,753,200	2,342,200	1.29	74.85		
	Personal	1,673,100	1,673,100	0.92	100.00		
	Total	171,660,700	180,996,500	100.00	94.84	YES	

DATE: 02/26/2013

WISCONSIN DEPARTMENT OF REVENUE
2012 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

PAGE 25 OF 28

TAXATION DISTRICT 290 CITY OF WATERLOO

COUNTY 28 JEFFERSON

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	32,500	10,000	325.00	325.00	325.00	0.00	100.0	1.00
	IMPROVED	22	3,231,800	2,622,300	123.24	133.77	121.43	20.93	54.6	1.09
	TOTAL	23	3,264,300	2,632,300	124.01	142.08	121.71	27.24	52.2	1.15
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	1,008,200	965,000	104.48	123.97	82.18	57.62	75.0	1.19
	TOTAL	4	1,008,200	965,000	104.48	123.97	82.18	57.62	75.0	1.19
TOTAL	VACANT	1	32,500	10,000	325.00	325.00	325.00	0.00	100.0	1.00
	IMPROVED	26	4,240,000	3,587,300	118.19	132.26	119.38	26.32	46.2	1.12
	TOTAL	27	4,272,500	3,597,300	118.77	139.40	121.15	31.20	44.4	1.17

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		#	OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	4	18.2	7	31.8	5	22.7	3	13.6	0	0.0	3	13.6
	TOTAL	23	0	0.0	0	0.0	4	17.4	7.5	32.6	4.5	19.6	3	13.0	0	0.0	4	17.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	2	7.7	5	19.2	6	23.1	6	23.1	3	11.5	0	0.0	4	15.4
	TOTAL	27	0	0.0	2	7.4	5	18.5	6.5	24.1	5.5	20.4	3	11.1	0	0.0	5	18.5

2012 SALES REPORT - USEABLE SALES FOR DOR RATIO PROJECTION

COUNTY 28 JEFFERSON
DISTRICT 290 CITY OF WATERLOOEQ ADMIN AREA 76 MADISON
MAN ADMIN AREA 76 MADISONCLASS 1
RESIDENTIAL

SALES NUMBER	DOCUMENT NUMBER	VACANT	WATER FRT TYPE	CONVEYANCE DATE	ASSESSED VALUE			SALES PRICE	RATIO	LOCAL PARCEL NUMBER	MULTI PAR
					LAND	IMPTS	TOTAL				
201200279993159	1305469		Not Waterfront	01/27/12	24,100	87,600	111,700	126,700	88.16	290-0813-0641-011	N
201208049955098	1316774		Not Waterfront	08/31/12	38,100	142,400	180,500	185,000	97.57	290-0813-0521-015	N
201208279995974	1317979		Not Waterfront	09/25/12	24,000	108,600	132,600	133,500	99.33	290-0813-0533-056	N
201201099910260	1306069		Not Waterfront	02/08/12	51,800	124,600	176,400	177,400	99.44	290-0813-0521-047	N
201200309994971	1305523		Not Waterfront	01/19/12	26,200	113,300	139,500	126,000	110.71	290-0813-0544-002	N
201204079944571	1310514		Not Waterfront	04/30/12	54,100	150,800	204,900	184,700	110.94	290-0813-0521-033	N
201210019959768	1319860		Not Waterfront	10/31/12	26,100	136,800	162,900	143,500	113.52	290-0813-0641-001	N
201204039939020	1310341		Not Waterfront	05/01/12	23,900	156,000	179,900	155,000	116.06	290-0813-0533-062	N
201202029940458	1307107		Not Waterfront	02/29/12	23,400	97,500	120,900	103,000	117.38	290-0813-0714-035	N
201209159926831	1318826		Not Waterfront	09/25/12	35,600	156,700	192,300	163,500	117.61	290-0813-0613-002	N
201207099913047	1315297		Not Waterfront	08/03/12	17,900	121,300	139,200	114,900	121.15	290-0813-0822-016	N
201204319987428	1311622		Not Waterfront	05/30/12	27,500	121,600	149,100	122,500	121.71	290-0813-0643-003	N
201206309992489	1314691		Not Waterfront	07/27/12	32,300	111,300	143,600	116,000	123.79	290-0813-0522-026	N
201201149916273	1306270		Not Waterfront	01/31/12	24,200	102,800	127,000	102,000	124.51	290-0813-0713-027	N
201206109957964	1313576		Not Waterfront	07/02/12	22,300	121,100	143,400	110,000	130.36	290-0813-0822-051	N
201206179970562	1313931		Not Waterfront	07/16/12	32,400	110,700	143,100	105,500	135.64	290-0813-0644-082	N
201202169961013	1307863		Not Waterfront	03/16/12	33,200	137,200	170,400	120,800	141.06	290-0813-0522-036	N
201202129953236	1307555		Not Waterfront	03/09/12	20,300	67,500	87,800	60,000	146.33	290-0813-0822-006	N
201207029999738	1314904		Not Waterfront	07/31/12	29,700	117,100	146,800	100,000	146.80	290-0813-0714-054	N
201208069960296	1316915		Not Waterfront	09/05/12	16,600	105,600	122,200	64,800	188.58	290-0813-0534-014	N
201207019997838	1314859		Not Waterfront	07/31/12	18,100	96,100	114,200	60,000	190.33	290-0813-0511-007	N
201208279995978	1317976		Not Waterfront	09/24/12	42,700	100,700	143,400	47,500	301.89	290-0813-0711-101	Y
201209239941310	1319262	Vacant	Not Waterfront	10/19/12	32,500		32,500	10,000	325.00	290-0813-0521-017	N

2012 SALES REPORT - USEABLE SALES FOR DOR RATIO PROJECTION

COUNTY 28 JEFFERSON
DISTRICT 290 CITY OF WATERLOO

EQ ADMIN AREA 76 MADISON
MAN ADMIN AREA 76 MADISON

CLASS 2
COMMERCIAL

SALES NUMBER	DOCUMENT NUMBER	VACANT	WATER FRT TYPE	CONVEYANCE DATE	ASSESSED VALUE			SALES PRICE	RATIO	LOCAL PARCEL NUMBER	MULTI PAR
					LAND	IMPTS	TOTAL				
201200169976365	1304907		Not Waterfront	01/12/12	19,500	37,400	56,900	75,000	75.87	290-0813-0533-067	N
201207019997879	1314846		Not Waterfront	07/31/12	29,200	106,200	135,400	175,000	77.37	290-0813-0533-068	N
201202129953245	1307568		Not Waterfront	03/02/12	45,400	476,500	521,900	600,000	86.98	290-0813-0542-001	N
201204089947397	1310558		Not Waterfront	05/04/12	76,800	217,200	294,000	115,000	255.65	290-0813-0712-021	N

2013 Use Value Guidelines for Agricultural Land Assessment

(Dollars Per Acre)

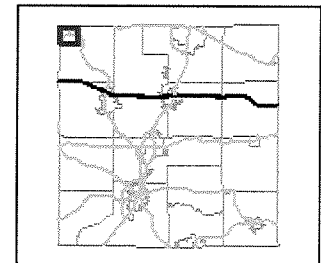
County 2013	Code	TVC	TVC Name	Grade 1	Grade 2	Grade 3	PASTURE
Jefferson	28002	Town	Aztalan	\$269	\$227	\$166	\$66
	28004	Town	Cold Spring	\$273	\$231	\$168	\$67
	28006	Town	Concord	\$277	\$234	\$171	\$68
	28008	Town	Farmington	\$276	\$233	\$170	\$68
	28010	Town	Hebron	\$273	\$230	\$168	\$67
	28012	Town	Ixonia	\$271	\$229	\$167	\$67
	28014	Town	Jefferson	\$275	\$232	\$169	\$68
	28016	Town	Koshkonong	\$277	\$234	\$171	\$68
	28018	Town	Lake Mills	\$273	\$230	\$168	\$67
	28020	Town	Milford	\$273	\$230	\$168	\$67
	28022	Town	Oakland	\$266	\$224	\$164	\$65
	28024	Town	Palmyra	\$273	\$231	\$168	\$67
	28026	Town	Sullivan	\$269	\$227	\$166	\$66
	28028	Town	Sumner	\$271	\$229	\$167	\$67
	28030	Town	Waterloo	\$270	\$228	\$166	\$66
	28032	Town	Watertown	\$279	\$236	\$172	\$69
	28111	Village	Cambridge	\$256	\$216	\$158	\$63
	28141	Village	Johnson Creek	\$256	\$216	\$158	\$63
	28146	Village	Lac La Belle	\$274	\$231	\$169	\$67
	28171	Village	Palmyra	\$260	\$220	\$160	\$64
	28181	Village	Sullivan	\$263	\$222	\$162	\$65
	28226	City	Fort Atkinson	\$258	\$218	\$159	\$64
	28241	City	Jefferson	\$260	\$219	\$160	\$64
	28246	City	Lake Mills	\$258	\$218	\$159	\$64
	28290	City	Waterloo	\$253	\$214	\$156	\$62
	28291	City	Watertown	\$263	\$222	\$162	\$65
	28292	City	Whitewater	\$262	\$221	\$162	\$65

Jefferson County Geographic Information System

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- Major Hydro Names
- Minor Hydro Names
- Road Centerline
- Major Road Centerlines
- County
- Federal
- Interstate
- State
- Streams, Etc.
- PLSS Sections No
- PLSS Sections
- MCD Boundaries
- Parcels
- Surface Water



varion systems

DISCLAIMER
 This map is not a substitute for an actual field survey or on sight investigation. The accuracy of this map is limited by the quality of the records from which it was assembled. Other inherent inaccuracies occur during the composition process. Jefferson County makes no warranty whatsoever concerning this information.

City of Waterloo, Jefferson County
Vacant Land Sales List
 Sale dates from 1/1/2010 thru 12/31/2012
 Sorted by sale date

Buyer / Seller		Property Location					Abbreviated Legal Description
Tax key #:	290-0813-0542-012	Property addr: 620 Commercial Ave					LOT 8, EAST SIDE INDUSTRIAL PARK.
Seller:	City of Waterloo	Nghborhood:					
Buyer:	Pappy's Property LLC	Zoning:					
Sale date:	7/27/2012	Flood plain?					
Sale price:	\$48,824	School district: Waterloo 286118					
Land Use	Unit of Measure	Qty	Width	Depth	Sq Ft	Acres	Description
Exempt local	Gross \$	1			47,263	1.085	Value per county records
Exempt local	Gross \$	1			47,350	1.087	Value per county records

Buyer / Seller		Property Location					Abbreviated Legal Description
Tax key #:	290-0813-0511-000	Property addr:					OUT LOT 66, ASR PLT, EX CSM 719-3-92. EX CSM 2698-10-165 EX PT IN CSM 3888-18-241. SUBJ TO PRIVATE DRVWY IN 1029043. EX CSM 4845-25-134.
Seller:	Beyer Family Enterprises, LLC	Nghborhood:					
Buyer:	Gregory G. Wilke	Zoning:					
Sale date:	12/14/2012	Flood plain?					
Sale price:	\$190,000	School district: Waterloo 286118					
Land Use	Unit of Measure	Qty	Width	Depth	Sq Ft	Acres	Description
1st tillable	Gross \$	1			169,318	3.887	Value per county records
1st tillable	Gross \$	1			44,213	1.015	Value per county records
1st tillable	Gross \$	1			43,734	1.004	Value per county records
1st tillable	Gross \$	1			103,237	2.370	Value per county records
1st tillable	Gross \$	1			837,746	19.232	Value per county records
Swamp 1	Gross \$	1			139,392	3.200	Value per county records