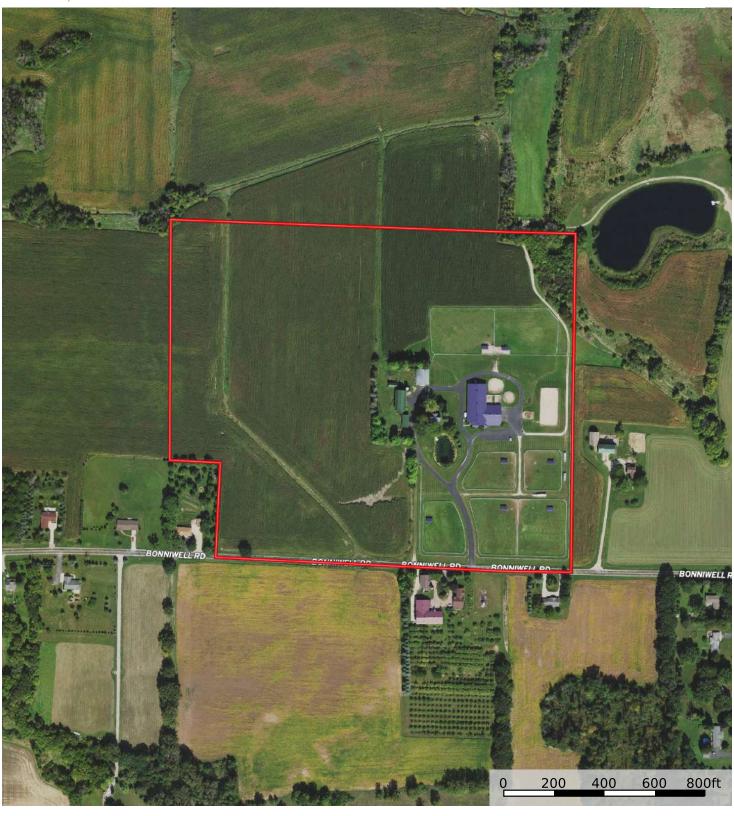
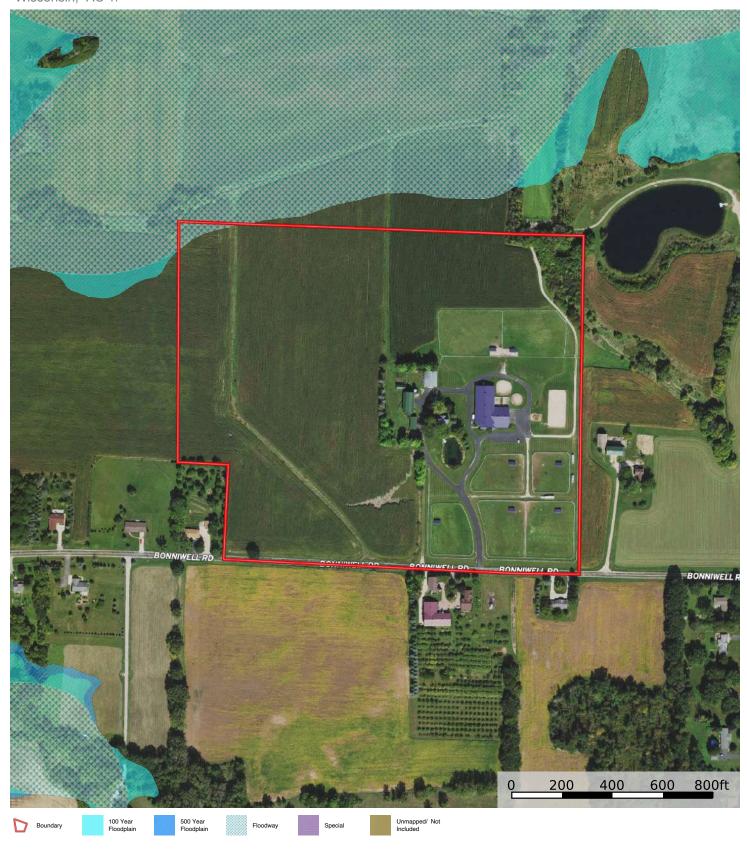
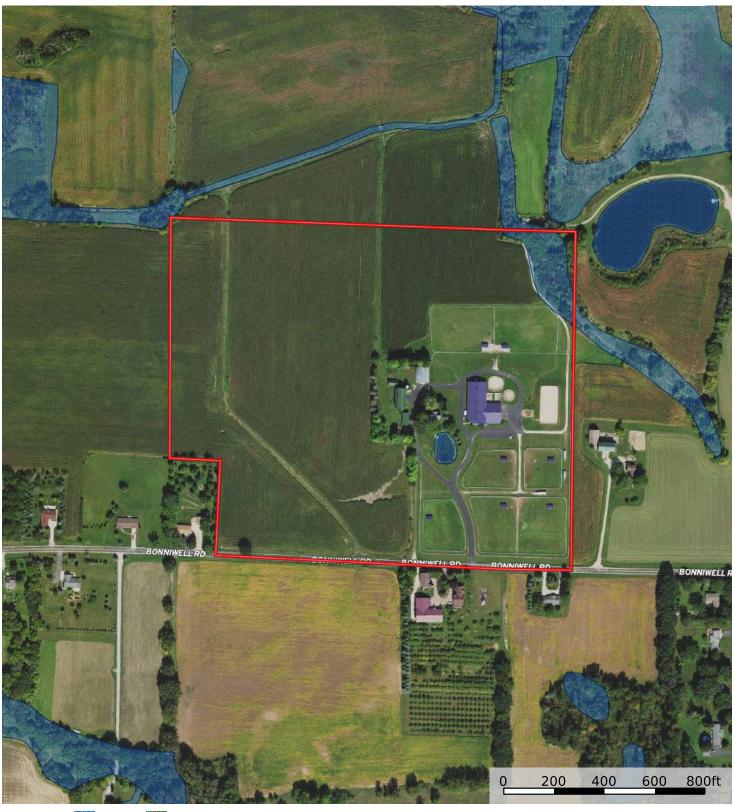
RAO Farms LLC Wisconsin, AC +/-





RAO Farms LLC Wisconsin, AC +/-







Riparia

VILLAGE OF GERMANTOWN N112W17001 MEQUON RD GERMANTOWN WI 53022

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

RAO FARMS LLC



572071/GTNV 063989 RAO FARMS LLC W204N13781 GOLDENDALE RD

RICHFIELD WI 53076

Parcel Number: GTNV 063989 Bill Number: 572071

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 N136W21238 BONNIWELL RD

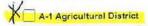
Sec. 6, T9N, R20E

PT OF SE SW+SW SE DOC 881280+903708+943110+979340 46.730 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 302,100	ASSESSED VALUE IMPROVEMENTS 645,700	TOTAL ASSESSED VALUE 947,800	AVERAGE A RATIO 0.773314	0	VAL	ASSESSED UE RATE	NET PROPERTY TAX 16331.18
			0.7/3314	607	0.017. (Does NOT	reflect credits)	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE	box r	r in this neans id prior		es also reduced levy tax credit	
385,600	835,000	1,220,600		taxes.	1,70	3.2)	
TAXING JURISDICTION	2022 EST. STATE AIDS ALLOCATED TAX DIST.	2023 EST. STATE AIDS ALLOCATED TAX DIST.	2022 NET TAX		2023 T TAX	% TAX CHANGE	
WASHINGTON COUNT VILLAGE OF	Y 574,618 1,930,771	739,526 2,575,467	2,041.59 5,235.56	1,938 5,28		-5.1% 0.9%	
GERMANTOWN GERMANTOWN SCHOOL	- ,- ,	16,819,955	7,895.57	8,160		3.3%	
MILW AREA TECH COI TOTAL	2,791,947 20,609,367	2,792,896 22,927,844	1,025.27 16,197.99	1,02: 16,40 :		0.0% 1.3%	TOTAL DUE: \$16,331.18 FOR FULL PAYMENT PAY BY:
FIRST DOLLAR CRED LOTTERY AND GAMIN NET PROPERTY TAX	NG CREDIT		-70.36 0.00 16,127.63	16,33		5.0% 0.0% 1.3%	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.
Taxing Jurisdiction	Total Additional Total Add Taxes Applied	RMATION PURPOSES ONLY litional Taxes Year Increase to Property Ends	Y • Voter Approved Taxing Jurisdic			Taxes	Total Additional Taxes Year Increase Applied to Property Ends
GERMANTOWN SCHOOL	9,875,955 3,08	30.96 2034					
PAY 1ST INSTALLMENT	OF: \$8,166.18	PAY 2ND INSTALLMEN	T OF:	\$8,165.00		PAY FULL	AMOUNT OF: \$16,331.18
BY JANUARY 31, 2024		BY JULY 31, 2024				BY JANUA	ARY 31, 2024
AMOUNT ENCLOSED)	AMOUNT ENCLOS	ED		1	AMOUNT	ENCLOSED
MAKE CHECK PAYA	ABLE AND MAIL TO:	MAKE CHECK PA	YABLE AND MA	AIL TO:	1	MAKE CE	HECK PAYABLE AND MAIL TO:
VILLAGE OF GERMANT PAYMENTS C/O US BAN PO BOX 78322 MILWAUKEE, WI 53278-	K	WASHINGTON COUNT 432 E WASHINGTON S' WEST BEND, WI 53095- PIN# GTNV 063989	Г, РО ВОХ 1986		 	PAYMENT PO BOX 78 MILWAUF	KEE, WI 53278-8322
PIN# GTNV 063989 RAO FARMS LLC BILL NUMBER: 572071		RAO FARMS LLC BILL NUMBER: 572071			 	PIN# GTN RAO FARM BILL NUM	
	WITH YOUR PAYMENT	INCLUDE THIS STU	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		 		HIII III III III III III III III III II

Interactive Zuning Details



District Description

This district is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not committed to urban development. It is further the Intent of this district to protect rural lands in the Village from urban development until their orderly transition into urban-oriented districts is required.

Building Standards



Building height, maximum: 45 feet, except barns, elevators, grain dryers and silos



Living area, minimum: 1 bedroom 1,200 sq. feet; 2 bedrooms 1,300 sq. feet; 3 bedrooms 1,500 sq. feet; 4 bedrooms 1,700 sq. feet; with minimum ground perimeter area of 1,200 sq. feet

Lot Standards



Lot area, minimum: See s. 17.12(3) for details



Lot width, minimum: See s. 17.12(3) for details

Setbacks



Front yard, minimum: 60 feet



Rear yard, minimum: 50 feet



Side yard, minimum: 25 feet, minimum, except 50 feet for bee hives and buildings used for keeping livestock and poultry, and all new buildings constructed after the effective date of the zonign code

Agriculture (15) Resource based Uses (1) Residential (5) Special Care Facilities (1) Group Accomodations (2) Commercial (8) Government and Community Services (1D) Telecommunication and Utilities (8) Transportation (2) General Storage (2) Accessory Uses (8) Temporary Uses (3)

* Go to Germentoun Zoning Hub for more information



Property Information for Village of Germantown Parcel #: GTNV-063989

Printed on 7/25/2023



December	Overview:

Assessment Year:

2022

Parcel/Tax Key Number:

GTNV-063989

County:

Washington

Municipality:

Address:

Village of Germantown

N136 W21342 Bonniwell Rd

Legal Description

PT OF SE SW+SW SE DOC 881280+903708+943110+979340

General Value Data

Assessed Land Value:

\$301,700.00

Assessed Improvement Value:

\$645,700.00

Total Assessed Value:

\$947,400.00

Land Data

1st grade	tillable:
-----------	-----------

11.200

Acres

Undeveloped:

0.330

Acres

2nd grade tillable:

20.000

Acres

Undeveloped:

1.200

Acres

Undeveloped: Agri homesite: 2.000 12.000 Acres Acres

Building Data

Characteristics

Building Area

Full Basement:

Square Feet

1080

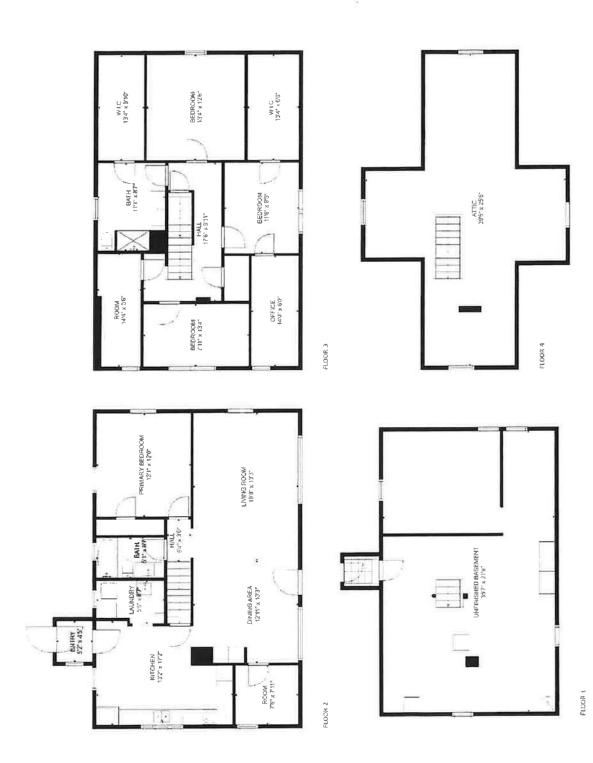
Style:

Cape Cod

Stories:	1.5 story	Crawl Space:	0
Year Built:	1903	First Floor:	1080
Bedrooms:	5	Second Floor	810
Full Bathrooms:	1	Third/Additional Floor:	0
Half Bathrooms:	0	Finished Attic:	0
Heat Type:	Oil	Rec Room:	0
Air Conditioning:	No A/C	FBLA:	0
Fireplace:	N	Attached Garage:	

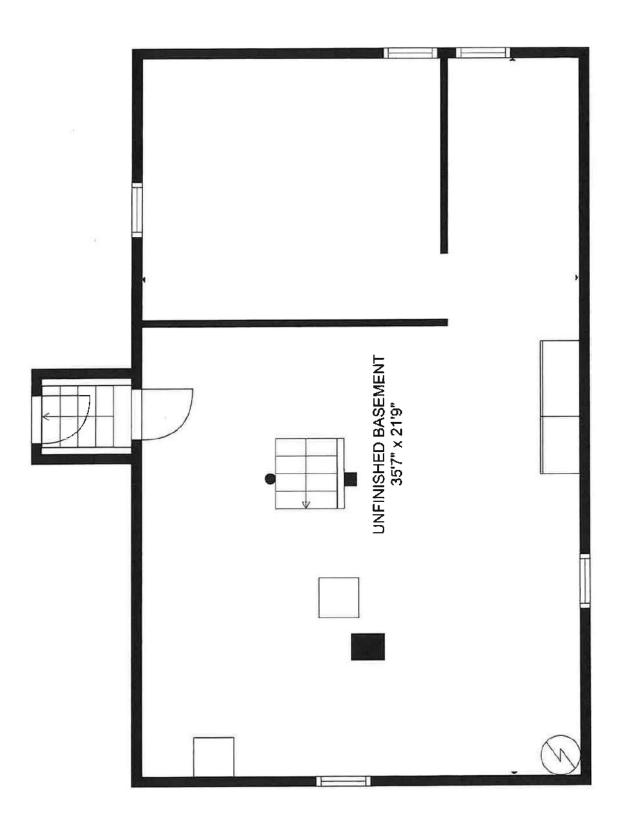
Legal Disclaimer

While the data within this site is believed to be correct, no warranty is given or implied as to its accuracy. DO NOT make any decisions to buy or sell real estate based solely on the data presented on this Web site. Verify all pertinent data prior to making any final decisions.



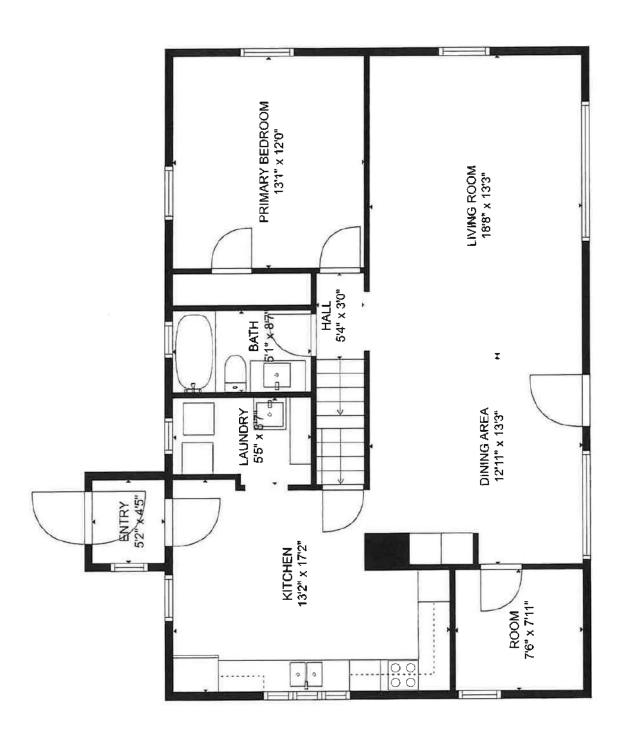
Total scanned area: 3713 sq. ft

MEASURÉMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

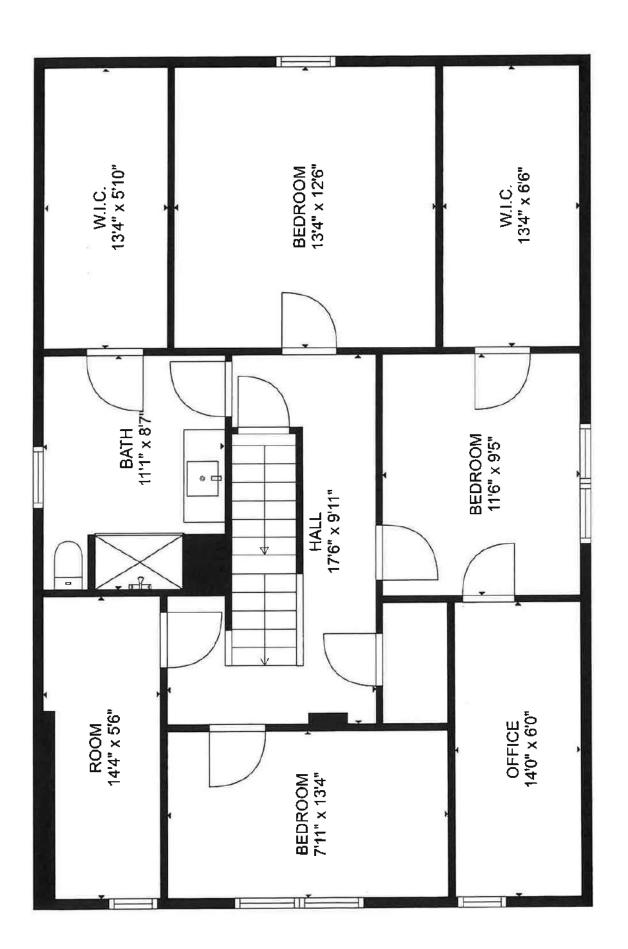


Total scanned area: 3713 sq. ft

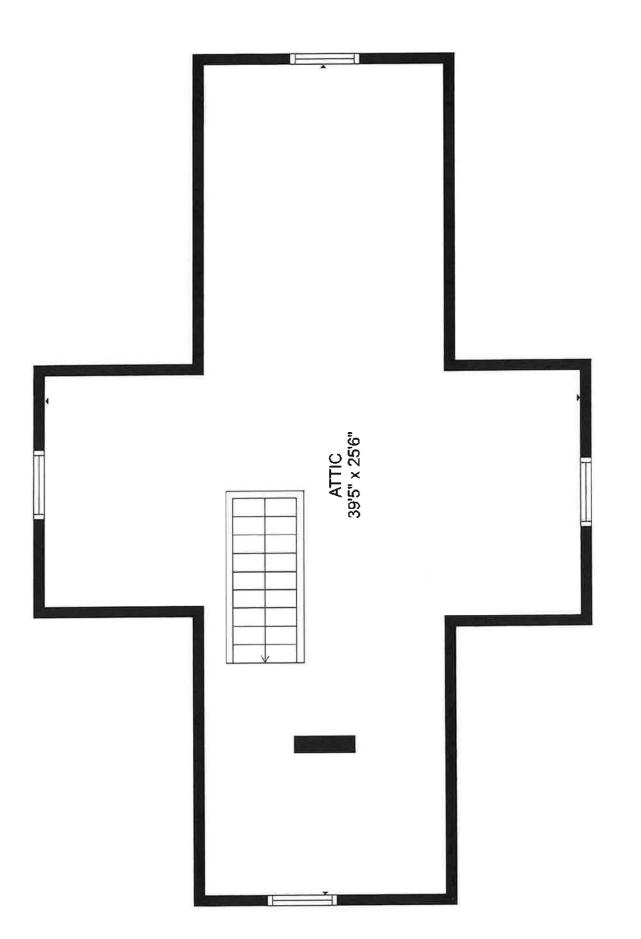
MEASUREMENTS ARE CALCULATED BY CUBICASA YECHNOLOGY, DEEMED MIGHLY RELIABLE BUT NOT GUARANTÉED.



Total scanned area: 3713 sq. ft



Total scanned area: 3713 sq. ft



Total scanned area: 3713 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHTY RELIABLE BUT NOT GUARANTEED.