

2025 Assessment Year

Town of Eaton, Manitowoc County (2025 Exterior Rev)

Property Records



JAMES A WILBERT
22428 W STEINTHAL RD
KIEL WI 53042

ASSOCIATED APPRAISAL
CONSULTANTS

Total Acreage:	15.20
Total Sq. Ft.	662,112
Actual Frontage:	
Effective Frontage:	0
Effective Depth:	0
Water Influence:	None
Water Desirability:	None

*Legal Description	
307-281 LOT 1 CSM V32 P353 RESRVRV OF LOT 1 CSM V30 P395 BEING PRT OF SW1/4 NE1/4 & NW1/4 NE1/4	
*This legal description may be abbreviated and is for assessment purposes only.	

Property Sales / Ownership History		Inspection Data		
Document #	Validity	Date	User	Type
1180681	1 - Warranty	07/31/2025	evalaliaskey	Exterior Inspection
116671	16 - Other (see comment)			

Summary of 2025 Assessment Year Values					
Tax Classification	Code	Acres	Land	Improvement	Total
Residential	1	1.500	\$41,000	\$584,000	\$625,000
Agricultural	4	10.440	\$2,500	\$0	\$2,500
Undeveloped	5	0.500	\$100	\$0	\$100
Agricultural Forest (5m)	5M	2.160	\$7,500	\$0	\$7,500
Total Real Estate - All Columns:		15.200	\$584,000	\$655,100	

Assessment Value History

Year	Code	Acres	Land	Improvement	Total
2025	1	1.500	\$41,000	\$584,000	\$625,000
2025	4	10.440	\$2,500	\$0	\$2,500
2025	5	0.500	\$100	\$0	\$100
2025	5M	2.160	\$7,500	\$0	\$7,500
Totals		15.200	\$584,000	\$655,100	

Year	Code	Acres	Land	Improvement	Total
2024	1	1.500	\$19,300	\$366,800	\$386,100
2024	4	10.440	\$1,600	\$0	\$1,600
2024	5	0.500	\$100	\$0	\$100
2024	5M	2.760	\$4,600	\$0	\$4,600
Totals		15.200	\$25,600	\$366,800	

Special Tax Programs (MFL/PFC) and Exempt			
Tax Classification	Code	Acres	Land

Permit Information			
Issued Date	Number	Amount	Status
2013-08-14	Z-0201-13	\$0	COMPLETED

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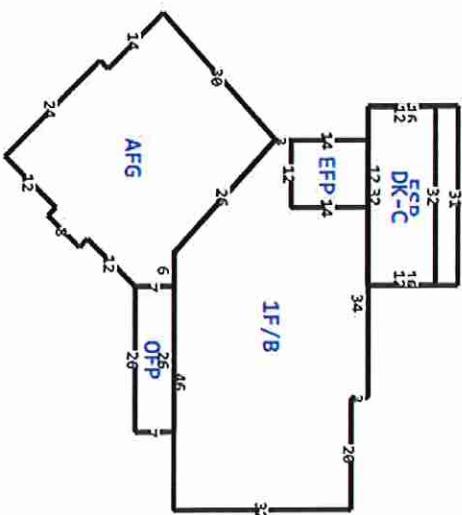
Land Information										Land Value
Land Line	Tax Classification	MAR Subclass	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	Unit Rate	
1	Residential		1.500	65,340	0	0	ACREAGE	1,500	27333.33	\$41,000
2	Agricultural Forest (5m)	Primary Agricultural Forest	2.760	120,226	0	0	ACREAGE	2,760	5400.00	\$7,500
3	Undeveloped	Swamp	0.500	21,780	0	0	ACREAGE	0,500	400.00	\$100
4	Agricultural	1st Grade Tillable	4,000	43,560	0	0	ACREAGE	1,000	315.00	\$300
5	Agricultural	3rd Grade Tillable	174,240	0	0	0	ACREAGE	4,000	194.00	\$700
6	Agricultural	2nd Grade Tillable	5,440	236,966	0	0	ACREAGE	5,440	258.00	\$1,500
Total All Columns:										\$51,100

Other Building Improvements (OBI)										OBI Value
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Width	Length	Height	
3	Residential	Garage	Detached, pole frame	2011	C	Average	30	48	0	1,440
Total Columns:										\$20,700

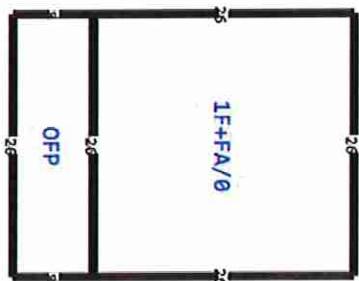
XF #	Tax Class	Code	Alt. Description	Assoc. Bldg	Extra Features (XF)						XF Value	
					Year Built	Grade	Condition	Width	Length	Height		
1	Residential	Well, drilled		0	0	C	Average	0	0	0	1	\$2,500
2	Residential	Septic, conventional		0	0	C	Average	0	0	0	1	\$2,500
3	Residential	Canopy (SF)		2011	C	Good	6	48	0	288	\$1,600	
4	Residential	Pond (each)		2013	B	Good	50	300	1		\$4,000	
Total Columns:										\$10,600		



Building Data	
Tax Classification	Residential
Building Number/Section	1 - 1
Building Style	Ranch (1970+)
Quality/Grade	C+
Year Built	2013
Effective Year Built	2013
Class/Const	FRAME
Overall Condition (CDU)	Average
Occupancy (Use)	Single Family
Living/Apartment Units	1
Stories	1 story
Roof Type	Asphalt shingles
Basement Type	WALKOUT
Exterior Wall	Alum/vinyl
Masonry Adjustment SF	200
Shed Dormer LF	0
Gable Dormer LF	0
Heating	Gas, forced air
Air Conditioning	A/C (same ducts)
Bedrooms	3
Bath-Full	2
Bath-Half	1
Whirlpool	0



Building Area						
	Living Area	Sq. Ft.	Other Area	Sq. Ft.	Attachment Area	Sq. Ft.
First Floor Area		1,902	Unfinished Attic Area	0	Attached garage, frame	1,234
Second Floor Area		0	Unfinished Area	0	Deck, composite or polymer	384
Third Floor Area		0	Basement Area	1,902	Enclosed frame porch, first floor	168
Half Floor Area		0	Crawlspace Area	0	Open frame porch, first floor	182
Finished Attic Area		0	Finished Basement Area (FBLA)	1,700	Patio, glass/wall	512
			Rec Room Area	0		
Total Above Grade Living Area	1,902	Total Sq. Ft. Living Area (SFLA)		3,602		



Building Data	
Tax Classification	Residential
Building Number/Section	2 - 1
Building Style	Cottage
Quality/Grade	D
Year Built	2007
Effective Year Built	2007
Class/Const	FRAME
Overall Condition (CDU)	Average
Occupancy (Use)	Single Family
Living/Apartment Units	1
Stories	1 story w/attic
Roof Type	Asphalt shingles
Basement Type	Not Specified
Exterior Wall	Wood
Masonry Adjustment SF	0
Shed Dormer LF	0
Gable Dormer LF	0
Heating	Wood/coal, forced air
Air Conditioning	No A/C
Bedrooms	0
Bath-Full	1
Bath-Half	0
Whirlpool	0

Building Area						
	Living Area	Sq. Ft.	Other Area	Sq. Ft.	Attachment Area	Sq. Ft.
First Floor Area	676	Unfinished Attic Area	0	Open frame porch, first floor	208	
Second Floor Area	0	Unfinished Area	0			
Third Floor Area	0	Basement Area	0			
Half Floor Area	0	Crawlspace Area	0			
Finished Attic Area	338	Finished Basement Area (FBLA)	0			
	Rec Room Area					
Total Above Grade Living Area	1,014	Total Sq. Ft. Living Area (SFLA)	1,014			