

## 2025 Assessment Year

## Town of Eaton, Manitowoc County (2025 Exterior Reval)

## Property Records



**Current Owner**  
JAMES A WILBERT  
22428 W STEINTHAL RD  
KIEL WI 53042

**Districts**

Manitowoc County  
Eaton Town of Eaton  
School Kiel - 2828  
Voc/Tech College Vtech 1100 Lakeshore Tech

**General Information**

Parcel Number: 032-003-003.00  
Alternate ID: 1004-032-003-003.00  
Neighborhood: Residential  
Neighborhood Group: Rural  
SANITARY Septic  
TRAFFIC Light  
WATER Well water

**\*Legal Description**

3077-281 LOT 1 CSM V32 P363 RESRVY 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.

Section: 32 Township: 18 Range: 21E  
Subdivision: Block: Lot / Unit:

**Inspection Data**

Date	User	Type
07/31/2025	evalarskey	Exterior Inspection

Total Acreage:	15.200
Total Sq. Ft.	662,112
Actual Frontage:	
Effective Frontage:	0
Effective Depth:	0
Water Influence:	None
Water Desirability:	None

**Property Sales / Ownership History**

Sale Date	Sale Price	Sale Type	Validity	Document#	Deed Type	Grantor
2017-04-25	\$570,000	IMPROVED	2 - Valid Improved sale	1180681	1 - Warranty	Rieslerer Renae P
2016-02-24	\$778,500		5 - Not a market sale	1166711	16 - Other (see comment)	Rieslerer Glen E

**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	2.760	\$7,500	\$0	\$7,500
Total Real Estate - All Columns:		15.200	\$51,100	\$584,000	\$635,100

**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	2.760	\$7,500	\$0	\$7,500
Totals		15.200	\$51,100	\$584,000	\$635,100
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	\$392,400
2023	1	1.500	\$19,300	\$366,800	\$386,100
2023	4	10.440	\$1,400	\$0	\$1,400
2023	5	0.500	\$100	\$0	\$100
2023	5M	2.760	\$4,600	\$0	\$4,600
Totals		15.200	\$25,400	\$366,800	\$392,200

**Special Tax Programs (MF/LPFC) and Exempt:**

Tax Classification	Code	Acres	Land	Improvement	Total

**Permit Information**

Issued Date	Number	Amount	Status	Purpose/Description
2013-08-14	Z-0201-13	\$0	COMPLETED	Single Family Home

Parcel Number: 032-003-003.00

Property Address: 22428W STEINTHAL RD

January 06, 2026

2025 Assessment Year

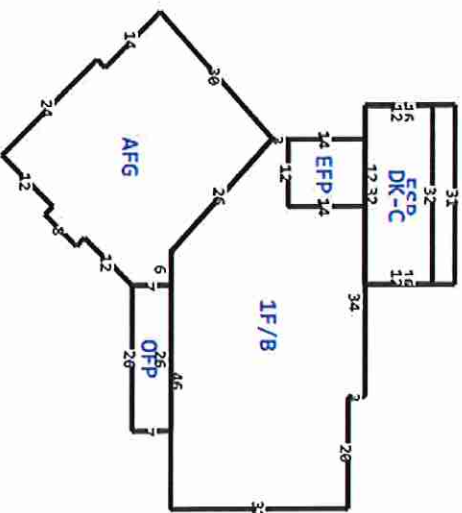
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Land Line	Tax Classification	MAR Subclass	Land Information						Land Value
			Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units	
1	Residential		1.500	65,340	0	0	ACREAGE	1.500	27333.33
2	Agricultural Forest (5m)	Primary Agricultural Forest	2.760	120,226	0	0	ACREAGE	2.760	5400.00
3	Undeveloped	Swamp	0.500	21,780	0	0	ACREAGE	0.500	400.00
4	Agricultural	1st Grade Tillable	1.000	43,560	0	0	ACREAGE	1.000	315.00
5	Agricultural	3rd Grade Tillable	4.000	174,240	0	0	ACREAGE	4.000	194.00
6	Agricultural	2nd Grade Tillable	5.440	236,966	0	0	ACREAGE	5.440	258.00
Total All Columns:			15.200	662,112					\$51,700

Bldg #	Tax Class	Style	Class/Const	Other Building Improvements (OBI)					OBI Value
				Year Built	Grade	Condition	Width	Length	
3	Residential	Garage	Detached, pole frame	2011	C	Average	30	48	0
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	C	Average	0	0	0	1
2	Residential	Septic, conventional			0	C	Average	0	0	0	1
3	Residential	Canopy (SF)			2011	C	Good	6	48	0	288
4	Residential	Pond (each)			2013	B	Good	50	300		1
Total Columns:											\$10,600



Building Data				
Tax Classification	Residential	Additional Fixtures	NO	
Building Number/Section	1 - 1	Hot Tub	NO	
Building Style	Ranch (19/0+)	Plumbing Rough In	NO	
Quality/Grade	C+	Family Rooms	NO	
Year Built	2013	Other Rooms	NO	
Effective Year Built	2013	Masonry Fireplace Stacks	NO	
Class/Const	FRAME	Masonry Fireplace Openings	NO	
Overall Condition (CDU)	Average	Masonry Additional Stories	NO	
Occupancy (Use)	Single Family	Metal Fireplace Stacks	NO	
Living/Apartment Units	1	Metal Fireplace Openings	NO	
Stories	1 story	Metal Additional Stories	YES	
Roof Type	Asphalt shingles	Gas Fireplace Openings	YES	
Basement Type	WALKOUT	Equipment Rating	Average	
Exterior Wall	Alum/wnyl	Kitchen Rating	Average	
Masonry Adjustment SF	200	Bath Rating	Average	
Shed Dormer LF	0	Interior Rating	Average	
Cable Dormer LF	0	Exterior Rating	Average	
Heating	Gas, forced air	Rec Room Rating	Average	
Air Conditioning	A/C (same ducts)	GEO Thermal HVAC (each)	YES	
Bedrooms	3			
Bath-Full	2			
Bath-Half	1			
Whitpool	0			

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



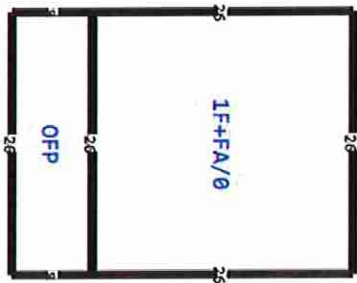
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Building#: 2 - 1

Building ID: 273

Building Value: \$98,900

Property Records



## Building Data

Tax Classification	Residential	Additional Features	NO
Building Number/Section	2 - 1	Hot Tub	NO
Building Style	Cottage	Plumbing Rough In	NO
Quality/Grade	D	Family Rooms	NO
Year Built	2007	Other Rooms	NO
Effective Year Built	2007	Masonry Fireplace Stacks	NO
Class/Const	FRAME	Masonry Fireplace Openings	NO
Overall Condition (CDU)	Average	Masonry Additional Stories	NO
Occupancy (Use)	Single Family	Metal Fireplace Stacks	YES
Living/Apartment Units	1	Metal Fireplace Openings	YES
Stories	1 story w/attic	Metal Additional Stories	NO
Roof Type	Asphalt shingles	Gas Fireplace Openings	NO
Basement Type	Not Specified	Equipment Rating	Average
Exterior Wall	Wood	Kitchen Rating	Average
Masonry Adjustment SF	0	Bath Rating	Average
Shed Dormer LF	0	Interior Rating	Average
Gable Dormer LF	0	Exterior Rating	Average
Heating	Wood/coal, forced air	Rec Room Rating	No Code
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
First Floor Area	676	Unfinished Attic Area	0	Open frame porch, first floor
Second Floor Area	0	Unfinished Area	0	
Third Floor Area	0	Basement Area	0	
Half Floor Area	0	Crawspace Area	0	
Finished Attic Area	338	Finished Basement Area (FBLA)	0	
		Rec Room Area	0	
Total Above Grade Living Area	1,014	Total Sq. Ft. Living Area (SFLA)	1,014	