WIREdata CORPORATION

# Full Report

Property Location : **3109 Cozy Acres Rd**

**Owner:**

Bechman Jon
Bechman Jen
3109 Cozy Acres Rd
Racine, WI 53406

**Owner Occupied:**
**Property Address:**
3109 Cozy Acres Rd
Mount Pleasant, WI 53406

**County:** Racine
**Taxed by:** Village Of Mount Pleasant
**Taxkey #** 151032226001010

## Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|---|---|---|---|---|---|---|---|
| 2025 | Residential | $ 148,700 | $ 536,300 | $ 685,000 | 2.946 ↑ | 2.947 | 0.975926712 |
| 2024 | Residential | $ 148,700 | $ 516,700 | $ 665,400 | 12.532 ↑ | 2.947 | 0.966159268 |
| 2023 | Residential | $ 129,300 | $ 462,000 | $ 591,300 | 16.443 ↑ | 2.947 | 0.981745176 |
| 2022 | Residential | $ 129,300 | $ 378,500 | $ 507,800 | 9.842 ↑ | 2.947 | 0.996331365 |
| 2021 | Residential | $ 117,100 | $ 345,200 | $ 462,300 | 4.522 ↑ | 2.947 | 0.997408499 |
| 2020 | Residential | $ 82,300 | $ 360,000 | $ 442,300 | 65.284 ↑ | 2.947 | 0.965326372 |
| 2019 | Residential | $ 77,100 | $ 190,500 | $ 267,600 | 17.420 ↑ | 2.947 | 1.026966342 |
| 2018 | Residential | $ 88,100 | $ 139,800 | $ 227,900 | 117.878 ↑ | 2.947 | 0.985696838 |
| 2017 | Residential | $ 88,100 | $ 16,500 | $ 104,600 | | 2.947 | 1.001303342 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|---|---|---|---|---|---|---|---|---|
| 2025 | $10,992.51 | $71.45 | | $10,921.06 | | | $65.00 | $10,986.06 |
| 2024 | $10,707.24 | $69.02 | | $10,638.22 | | | $64.00 | $10,702.22 |
| 2023 | $9,886.69 | $73.99 | | $9,812.70 | | | $58.24 | $9,870.94 |
| 2022 | $8,531.50 | $66.39 | | $8,465.11 | | | $38.62 | $8,503.73 |
| 2021 | $8,749.47 | $69.54 | | $8,679.93 | | | $38.62 | $8,718.55 |
| 2020 | $8,573.93 | $67.40 | | $8,506.53 | | | $19.00 | $8,525.53 |
| 2019 | $4,981.50 | $67.40 | | $4,914.10 | | | $19.00 | $4,933.10 |
| 2018 | $4,562.02 | $69.99 | | $4,492.03 | | | $19.00 | $4,511.03 |
| 2017 | $2,111.37 | $68.10 | | $2,043.27 | | | $19.00 | $2,062.27 |

## Assessor

| | | |
|---|---|---|
| **Building Square Feet :** | **Year Built :** | **Township :** 3N |
| **Bedrooms :** | **Year Remodeled :** | **Range :** 22E |
| **Full Baths :** | **Effective Year Built :** | **Section :** 26 |
| **Half Baths :** | **Air Conditioning :** | **Quarter :** |
| **Total Rooms :** | **Fireplace :** | **Pool :** |
| **Number of Stories :** | **Number of Units :** | **Attic :** |
| **Building Type :** | | **Basement :** |
| **Exterior Wall :** | | **Heat :** |
| **Exterior Condition :** | | **Garage :** |
| **Land Use :** | | **School District :** 4620 Racine |
| **Zoning :** | | **Historic Designation :** |

## Legal Description

Pt NE1/4 Pt Of Lot 2 Of Csm 3008 Com N1/4 Cor S1317 E200 N687 E493 To Pob N100 E117 N100 E376 S309 W90 W287 N109 W117 To Pob Pt From 151032226001000 & Pt From 151032226033020 In 2016 For 2017 Roll **total Acres** 2.947

## Sales

Information provided is deemed reliable but not guaranteed (2021)

WIREdata CORPORATION

# Full Report

Property Location : **Cozy Acres Rd**

**Owner:**

Bechman Jon
Bechman Jen
3109 Cozy Acre Rd
Mt Pleasant, WI 53406

**Owner Occupied:**
**Property Address:**
Cozy Acres Rd
Mount Pleasant, WI 53406

**County:** Racine
**Taxed by:** Village Of Mount Pleasant
**Taxkey #** 151032226001000

## Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|---|---|---|---|---|---|---|---|
| 2025 | Agricultural Land | $ 4,200 | | $ 4,200 | 5.000 ↑ | 12.410 | 0.975926712 |
| 2024 | Agricultural Land | $ 4,000 | | $ 4,000 | 11.111 ↑ | 12.410 | 0.966159268 |
| 2023 | Agricultural Land | $ 3,600 | | $ 3,600 | 9.091 ↑ | 12.410 | 0.981745176 |
| 2022 | Agricultural Land | $ 3,300 | | $ 3,300 | 6.452 ↑ | 12.744 | 0.996331365 |
| 2021 | Agricultural Land | $ 3,100 | | $ 3,100 | 3.333 ↑ | 12.744 | 0.997408499 |
| 2020 | Agricultural Land | $ 3,000 | | $ 3,000 | 0.000 – | 12.744 | 0.965326372 |
| + 2019 | Total of Multiple Classes | $ 3,000 | | $ 3,000 | 3.448 ↑ | 12.744 | 1.026966342 |
| + 2018 | Total of Multiple Classes | $ 2,900 | | $ 2,900 | 0.000 – | 12.744 | 0.985696838 |
| + 2017 | Total of Multiple Classes | $ 2,900 | | $ 2,900 | -12.121 ↓ | 12.744 | 1.001303342 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|---|---|---|---|---|---|---|---|---|
| 2025 | $67.40 | | | $67.40 | | | $19.00 | $86.40 |
| 2024 | $64.36 | | | $64.36 | | | $19.00 | $83.36 |
| 2023 | $60.19 | | | $60.19 | | | $19.00 | $79.19 |
| 2022 | $55.44 | | | $55.44 | | | $19.00 | $74.44 |
| 2021 | $58.68 | | | $58.68 | | | $19.00 | $77.68 |
| 2020 | $58.16 | | | $58.16 | | | $19.00 | $77.16 |
| 2019 | $55.84 | | | $55.84 | | | $19.00 | $74.84 |
| 2018 | $58.06 | | | $58.06 | | | $19.00 | $77.06 |
| 2017 | $58.55 | | | $58.55 | | | $19.00 | $77.55 |

## Assessor

**Building Square Feet :**
**Bedrooms :**
**Full Baths :**
**Half Baths :**
**Total Rooms :**
**Number of Stories :**
**Building Type :**
**Exterior Wall :**
**Exterior Condition :**
**Land Use :**
**Zoning :**

**Year Built :**
**Year Remodeled :**
**Effective Year Built :**
**Air Conditioning :**
**Fireplace :**
**Number of Units :**

**Township :** 3N
**Range :** 22E
**Section :** 26
**Quarter :**
**Pool :**
**Attic :**
**Basement :**
**Heat :**
**Garage :**
**School District :** 4620 Racine
**Historic Designation :**

## Legal Description

Pt NE1/4 Pt Of Lot 2 Of Csm 3008 Com N1/4 Cor S1317 E200 To Pob E845 N448 E53 N123 W287 N109 W610 S678 To Pob Exc #2639016 Pt To 151032226001010 In 2016 For 2017 Roll Pt From 151032226033020 In 2016 For 2017 Roll Desc Rewrite For 2017 Pt To 151032226214000 In 2022 For 2

## Sales

**Conveyance Date :** 8/26/2022 **Date Recorded :** 9/14/2022 **Value/Sale Price :** $ 22,000.00
**Grantor Name :** Bechman, A/k/a Jonathan W Bechman Jon , A/k/a Jon Bechman W **Transfer Fee :** $ 66.00
**Grantee Name :** Ld Berry Revocable Trust Dated 2007 **Document# :** 2639016
**Conveyance Instrument :** Warranty / Condo Deed **Conveyance Type :** Sale Or Land Contract

**Conveyance Date :** 10/28/2009 **Date Recorded :** 11/3/2009 **Value/Sale Price :**
**Grantor Name :** Spectrum Rolling Llc **Transfer Fee :**
**Grantee Name :** Anchorbank Fsb **Document# :** 2232681
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

WIREdata CORPORATION

# Full Report

Property Location : **Wander Ln**

**Owner:**
Bechman Jon
Bechman Jen
3109 Cozy Acre Rd
Mt Pleasant, WI 53406

**Owner Occupied:**
**Property Address:**
Wander Ln
Mount Pleasant, WI 53406

**County:** Racine
**Taxed by:** Village Of Mount Pleasant
**Taxkey #** 151032226202000

## Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|---|---|---|---|---|---|---|---|
| 2025 | Residential | $ 8,400 | | $ 8,400 | 0.000 – | 0.260 | 0.975926712 |
| 2024 | Residential | $ 8,400 | | $ 8,400 | 6.329 ↑ | 0.260 | 0.966159268 |
| 2023 | Residential | $ 7,900 | | $ 7,900 | 0.000 – | 0.260 | 0.981745176 |
| 2022 | Residential | $ 7,900 | | $ 7,900 | 9.722 ↑ | 0.260 | 0.996331365 |
| 2021 | Residential | $ 7,200 | | $ 7,200 | 7.463 ↑ | 0.260 | 0.997408499 |
| 2020 | Residential | $ 6,700 | | $ 6,700 | 0.000 – | 0.260 | 0.965326372 |
| 2019 | Residential | $ 6,700 | | $ 6,700 | 76.316 ↑ | 0.260 | 1.026966342 |
| 2018 | Residential | $ 3,800 | | $ 3,800 | 0.000 – | 0.260 | 0.985696838 |
| 2017 | Residential | $ 3,800 | | $ 3,800 | 0.000 – | 0.260 | 1.001303342 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|---|---|---|---|---|---|---|---|---|
| 2025 | $134.79 | | | $134.79 | | | $19.00 | $153.79 |
| 2024 | $135.17 | | | $135.17 | | | $19.00 | $154.17 |
| 2023 | $132.09 | | | $132.09 | | | $19.00 | $151.09 |
| 2022 | $132.73 | | | $132.73 | | | $19.00 | $151.73 |
| 2021 | $136.27 | | | $136.27 | | | $19.00 | $155.27 |
| 2020 | $129.87 | | | $129.87 | | | $19.00 | $148.87 |
| 2019 | $124.72 | | | $124.72 | | | $19.00 | $143.72 |
| 2018 | $76.08 | | | $76.08 | | | $19.00 | $95.08 |
| 2017 | $76.70 | | | $76.70 | | | $19.00 | $95.70 |

## Assessor

**Building Square Feet :**
**Bedrooms :**
**Full Baths :**
**Half Baths :**
**Total Rooms :**
**Number of Stories :**
**Building Type :**
**Exterior Wall :**
**Exterior Condition :**
**Land Use :**
**Zoning :**

**Year Built :**
**Year Remodeled :**
**Effective Year Built :**
**Air Conditioning :**
**Fireplace :**
**Number of Units :**

**Township :** 3N
**Range :** 22E
**Section :** 26
**Quarter :**
**Pool :**
**Attic :**
**Basement :**
**Heat :**
**Garage :**
**School District :** 4620 Racine
**Historic Designation :**

## Legal Description

Rolling Hills Estates No. 2 Lot 3 Blk 6

## Sales

**Conveyance Date :** 10/28/2009 **Date Recorded :** 11/3/2009 **Value/Sale Price :**
**Grantor Name :** Spectrum Rolling Llc **Transfer Fee :**
**Grantee Name :** Anchorbank Fsb **Document# :** 2232681
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

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**Conveyance Date :** 5/17/2006 **Date Recorded :** 5/18/2006 **Value/Sale Price :** $ 353,800.00
**Grantor Name :** Buss Robert J, Buss Cheyenne J **Transfer Fee :** $ 1,061.40
**Grantee Name :** Spectrum Rolling Llc **Document# :** 2085708
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

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**Conveyance Date :** **Date Recorded :** 1/16/1992 **Value/Sale Price :**

WIREdata CORPORATION

# Full Report

Property Location : **Melody Ln**

**Owner:**

Bechman Jon
Bechman Jen
3109 Cozy Acre Rd
Mt Pleasant, WI 53406

**Owner Occupied:**
**Property Address:**
Melody Ln
Mount Pleasant, WI 53406

**County:** Racine
**Taxed by:** Village Of Mount Pleasant
**Taxkey #** 151032226198000

## Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|---|---|---|---|---|---|---|---|
| 2025 | Residential | $ 7,500 | | $ 7,500 | 0.000 – | 0.230 | 0.975926712 |
| 2024 | Residential | $ 7,500 | | $ 7,500 | 7.143 ↑ | 0.230 | 0.966159268 |
| 2023 | Residential | $ 7,000 | | $ 7,000 | 0.000 – | 0.230 | 0.981745176 |
| 2022 | Residential | $ 7,000 | | $ 7,000 | 9.375 ↑ | 0.230 | 0.996331365 |
| 2021 | Residential | $ 6,400 | | $ 6,400 | 6.667 ↑ | 0.230 | 0.997408499 |
| 2020 | Residential | $ 6,000 | | $ 6,000 | 0.000 – | 0.230 | 0.965326372 |
| 2019 | Residential | $ 6,000 | | $ 6,000 | 71.429 ↑ | 0.230 | 1.026966342 |
| 2018 | Residential | $ 3,500 | | $ 3,500 | 0.000 – | 0.230 | 0.985696838 |
| 2017 | Residential | $ 3,500 | | $ 3,500 | 0.000 – | 0.230 | 1.001303342 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|---|---|---|---|---|---|---|---|---|
| 2025 | $120.35 | | | $120.35 | | | $19.00 | $139.35 |
| 2024 | $120.68 | | | $120.68 | | | $19.00 | $139.68 |
| 2023 | $117.03 | | | $117.03 | | | $19.00 | $136.03 |
| 2022 | $117.61 | | | $117.61 | | | $19.00 | $136.61 |
| 2021 | $121.12 | | | $121.12 | | | $19.00 | $140.12 |
| 2020 | $116.32 | | | $116.32 | | | $19.00 | $135.32 |
| 2019 | $111.70 | | | $111.70 | | | $19.00 | $130.70 |
| 2018 | $70.06 | | | $70.06 | | | $19.00 | $89.06 |
| 2017 | $70.65 | | | $70.65 | | | $19.00 | $89.65 |

## Assessor

**Building Square Feet :**
**Bedrooms :**
**Full Baths :**
**Half Baths :**
**Total Rooms :**
**Number of Stories :**
**Building Type :**
**Exterior Wall :**
**Exterior Condition :**
**Land Use :**
**Zoning :**

**Year Built :**
**Year Remodeled :**
**Effective Year Built :**
**Air Conditioning :**
**Fireplace :**
**Number of Units :**

**Township :** 3N
**Range :** 22E
**Section :** 26
**Quarter :**
**Pool :**
**Attic :**
**Basement :**
**Heat :**
**Garage :**
**School District :** 4620 Racine
**Historic Designation :**

## Legal Description

Rolling Hills Estates No. 2 Lot 2 Blk 5

## Sales

**Conveyance Date :** 10/28/2009 **Date Recorded :** 11/3/2009 **Value/Sale Price :**
**Grantor Name :** Spectrum Rolling Llc **Transfer Fee :**
**Grantee Name :** Anchorbank Fsb **Document# :** 2232681
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

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**Conveyance Date :** **Date Recorded :** 1/16/1992 **Value/Sale Price :**
**Grantor Name :** Buss Robert J & Cheyenne J **Transfer Fee :**
**Grantee Name :** Buss Robert J & Cheyenne J **Document# :** 1361630
**Conveyance Instrument :** Warranty / Condo Deed **Conveyance Type :**

---

**Conveyance Date :** **Date Recorded :** 7/3/1991 **Value/Sale Price :**
**Grantor Name :** Buss Robert J & Cheyenne J **Transfer Fee :**

WIREdata CORPORATION

# Full Report

Property Location : **Melody Ln**

**Owner:**

Bechman Jon
Bechman Jen
3109 Cozy Acre Rd
Mt Pleasant, WI 53406

**Owner Occupied:**
**Property Address:**
Melody Ln
Mount Pleasant, WI 53406

**County:** Racine
**Taxed by:** Village Of Mount Pleasant
**Taxkey #** 151032226197000

## Assessments

| Assessment Year | Property Class | Land Assessment | Improvement Assessment | Total Assessment | Percent Of Change | Acres | Ratio |
|---|---|---|---|---|---|---|---|
| 2025 | Residential | $ 7,500 | | $ 7,500 | 0.000 – | 0.230 | 0.975926712 |
| 2024 | Residential | $ 7,500 | | $ 7,500 | 7.143 ↑ | 0.230 | 0.966159268 |
| 2023 | Residential | $ 7,000 | | $ 7,000 | 0.000 – | 0.230 | 0.981745176 |
| 2022 | Residential | $ 7,000 | | $ 7,000 | 9.375 ↑ | 0.230 | 0.996331365 |
| 2021 | Residential | $ 6,400 | | $ 6,400 | 6.667 ↑ | 0.230 | 0.997408499 |
| 2020 | Residential | $ 6,000 | | $ 6,000 | 0.000 – | 0.230 | 0.965326372 |
| 2019 | Residential | $ 6,000 | | $ 6,000 | 71.429 ↑ | 0.230 | 1.026966342 |
| 2018 | Residential | $ 3,500 | | $ 3,500 | 0.000 – | 0.230 | 0.985696838 |
| 2017 | Residential | $ 3,500 | | $ 3,500 | 0.000 – | 0.230 | 1.001303342 |

## Taxes

| Tax Year | Total Tax | First Dollar | Lottery Credit | Net Tax | Special Taxes | Special Assessment | Special Charges | Full Pay Amount |
|---|---|---|---|---|---|---|---|---|
| 2025 | $120.35 | | | $120.35 | | | $19.00 | $139.35 |
| 2024 | $120.68 | | | $120.68 | | | $19.00 | $139.68 |
| 2023 | $117.03 | | | $117.03 | | | $19.00 | $136.03 |
| 2022 | $117.61 | | | $117.61 | | | $19.00 | $136.61 |
| 2021 | $121.12 | | | $121.12 | | | $19.00 | $140.12 |
| 2020 | $116.32 | | | $116.32 | | | $19.00 | $135.32 |
| 2019 | $111.70 | | | $111.70 | | | $19.00 | $130.70 |
| 2018 | $70.06 | | | $70.06 | | | $19.00 | $89.06 |
| 2017 | $70.65 | | | $70.65 | | | $19.00 | $89.65 |

## Assessor

**Building Square Feet :**
**Bedrooms :**
**Full Baths :**
**Half Baths :**
**Total Rooms :**
**Number of Stories :**
**Building Type :**
**Exterior Wall :**
**Exterior Condition :**
**Land Use :**
**Zoning :**

**Year Built :**
**Year Remodeled :**
**Effective Year Built :**
**Air Conditioning :**
**Fireplace :**
**Number of Units :**

**Township :** 3N
**Range :** 22E
**Section :** 26
**Quarter :**
**Pool :**
**Attic :**
**Basement :**
**Heat :**
**Garage :**
**School District :** 4620 Racine
**Historic Designation :**

## Legal Description

Rolling Hills Estates No. 2 Lot 1 Blk 5

## Sales

**Conveyance Date :** 10/28/2009 **Date Recorded :** 11/3/2009 **Value/Sale Price :**
**Grantor Name :** Spectrum Rolling Llc **Transfer Fee :**
**Grantee Name :** Anchorbank Fsb **Document# :** 2232681
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

---

**Conveyance Date :** 5/17/2006 **Date Recorded :** 5/18/2006 **Value/Sale Price :** $ 353,800.00
**Grantor Name :** Buss Robert J<br>Buss Cheyenne J **Transfer Fee :** $ 1,061.40
**Grantee Name :** Spectrum Rolling Llc **Document# :** 2085708
**Conveyance Instrument :** Warranty Deed **Conveyance Type :**

---

**Conveyance Date :** **Date Recorded :** 1/16/1992 **Value/Sale Price :**