

CITY OF PORT WASHINGTON
100 W GRAND AVE
PO BOX 307
PORT WASHINGTON, WI 53074-0307

OZAUKEE COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2025
REAL ESTATE

BLACK CAP HALCYON HOLDINGS LLC



Parcel Number: 162750015000
Bill Number: 635587

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.

635587/162750015000
BLACK CAP HALCYON HOLDINGS
342 N WATER STREET SUITE 600
MILWAUKEE WI 53202

Location of Property/Legal Description
1202 SHIELING LN
Sec. 33, T11N, R22E
1067953Lot 15Final Plat Prairie's Edge South Phase
0.149 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 246,500	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 246,500	AVERAGE ASSMT. RATIO 0.964562518	NET ASSESSED VALUE RATE 0.01364344 (Does NOT reflect credits)	NET PROPERTY TAX 3363.11
ESTIMATED FAIR MARKET VALUE LAND 255,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 255,600	A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 331.48	
TAXING JURISDICTION	2024 EST. STATE AIDS ALLOCATED TAX DIST.	2025 EST. STATE AIDS ALLOCATED TAX DIST.	2024 NET TAX	2025 NET TAX	% TAX CHANGE
OZAUKEE COUNTY	417,178	420,266	46.34	294.11	534.7%
CITY OF PORT WASHINGTON	4,226,731	4,282,411	201.40	1,416.52	603.3%
SCHOOL #4515	13,314,911	13,251,777	205.98	1,457.45	607.6%
TECH SCHOOL	1,201,108	1,278,749	29.65	195.03	557.8%
TOTAL	19,159,928	19,233,203	483.37	3,363.11	595.8%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			483.37	3,363.11	595.8%

TOTAL DUE: \$3,363.11

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2026

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.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases						
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property
SCHOOL #4515	3,831,985	521.11	2045			
SCHOOL #4515	618,062	84.05	2035			

PAY 1ST INSTALLMENT OF: \$1,681.56 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF PORT WASHINGTON 100 W GRAND AVE PO BOX 307 PORT WASHINGTON, WI 53074-0307 PIN# 162750015000 BLACK CAP HALCYON HOLDINGS LLC BILL NUMBER: 635587	PAY 2ND INSTALLMENT OF: \$1,681.55 BY JULY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: COUNTY TREASURER OZAUKEE COUNTY PO BOX 994 PORT WASHINGTON, WI 53074-0994 PIN# 162750015000 BLACK CAP HALCYON HOLDINGS LLC BILL NUMBER: 635587	PAY FULL AMOUNT OF: \$3,363.11 BY JANUARY 31, 2026 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: CITY OF PORT WASHINGTON 100 W GRAND AVE PO BOX 307 PORT WASHINGTON, WI 53074-0307 PIN# 162750015000 BLACK CAP HALCYON HOLDINGS LLC BILL NUMBER: 635587
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INCLUDE THIS STUB WITH YOUR PAYMENT