

Business Improvement District (BID) Board

AGENDA

City Hall, 101 S. Second Street, Black River Falls, WI

Thursday, September 19, 2024 – 5:30pm

Join Zoom Meeting:

<https://us02web.zoom.us/j/83993567285?pwd=kPaGbrhb3riLqWIqzR9PVFyXjbFqMr.1>

OR Dial: 1 312 626 6799

Meeting ID: 839 9356 7285

Passcode: downtown

1. Call to Order
2. Roll Call
3. Recommendation for organization to implement the 2025 BID Operating Plan – Action
4. BRF Downtown Association financials & inventories – Discussion & Possible Action
5. Christkindl – Action
6. Decorative street lamps update and additional options
7. Welcome signs – Action
8. 2024 Special Assessment (collectible in 2025) – Action
9. Set next meeting date and time if applicable – Action
10. Adjourn

Posted: September 10, 2024



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

BRF DOWNTOWN
C/O ROD MCGILLIVRAY
123 MAIN ST
BLK RIVER FLS, WI 54615

Date:
05/14/2024
Employer ID number:
99-2901882
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
May 7, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053530002884

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

BID Inventory to be transferred to the City of Black River Falls	Estimated Value
1 DTA people mover (Golf Cart)	\$ 7,000.00
3 Crosswalk signs	\$ 300.00
8 Crosswalk cones	\$ 100.00
10 Empty Paint Cans used as Donation Cans	\$ 35.00
7 Fire pits	\$ 125.00
5 Fire pit cover	\$ 25.00
2 Brooms (one broom W/ dustpan)	\$ 5.00
4 Buckets of concrete sign holders(For Feather Flag Poles)	\$ 40.00
7 Small black bags (Tent Weights)	\$ 75.00
1 Blue bag of tent stakes	\$ 50.00
1 Tall black bag W/ wheels	\$ 50.00
4 Large green tarps (2 W/ plastic windows)	\$ 200.00
8 Portable event pop up shades	\$ 1,000.00
4 Tall wooden sandwich boards	\$ 100.00
1 Box of black & orange arrow signs	\$ 75.00
1 Bucket of numbered wooden stakes	\$ 15.00
1 Golf club	\$ 5.00
1 Outdoor power outlet cover box	\$ 20.00
1 Nearly empty gas can	\$ 20.00
3 Parade line up signs	\$ 150.00
1 Blue bin of cables (extension cords)	\$ 100.00
1 Long black bag (Pop Up Case)	\$ 25.00
7 Fire basin platforms	\$ 200.00
1 Black bag of thin steaks	\$ 50.00

3 ULTRA DELUXE LONG POLES(Feather Flag holders)	\$	200.00
3 Long metal rods with balls (Feather Flag Poles)	\$	200.00
3 Child life vest (Pontoon rides)	\$	25.00
1 A bag of bags (for pop up shades)	\$	45.00
1 box of 12 Record storage boxes	\$	-
1 Framed Karner blue picture	\$	-
12 Black BRF Banners	\$	300.00
23 Green BRF banners	\$	400.00
5 Tarps	\$	50.00
3 Breaker boxes on wheels (Power Stations for Generator)	\$	2,500.00
1 Red BRF pennant	\$	25.00
6 Green BRF pennants	\$	50.00
4 Metal spikes	\$	25.00
2 Bags of extra wheels 2/bag for E-Z up shelter	\$	75.00
15 Large green Multi Barriers	\$	250.00
1 Collapsible brown event table	\$	100.00
1 Large Metal Storage Cabinet	\$	200.00
Steel Shelving Units	\$	1,000.00
1 Portable Sound System with Speakers and Stands, cord,mic	\$	1,000.00
Outdoor Construction Lighting (Night time Events)	\$	200.00
1 Laptop Computer and high-speed scanner	\$	1,500.00
	\$	17,910.00

Non BID Inventory to be transferred to other Non-Profits	Estimated Value	Ownership Transferred to
1 People Mover Trolley (Pull type)	\$ 6,500.00	Merrillan Lion's Club
8 Portable Plastic Barricades	\$ 1,200.00	Merrillan Lion's Club
10 Portable Radio's	\$ 625.00	Merrillan Lion's Club
	\$ 8,325.00	
1 Christkindl BRF cutout photo op	\$ 100.00	Chamber of Commerce
1 Big wooden Octoberfest sign W/ three face holes	\$ 100.00	Chamber of Commerce
1 Cranberry fest photo op board	\$ 100.00	Chamber of Commerce
2 October fest photo op boards	\$ 100.00	Chamber of Commerce
3 October fest signs	\$ 100.00	Chamber of Commerce
6 Metal pipe sign holders for photo op boards?	\$ 100.00	Chamber of Commerce
1 portable Bar	\$ 200.00	Chamber of Commerce
	\$ 800.00	

Storage Unit #148

- 1 white outdoor event shade
- 3 white & gray E-Z up shades
- 1 green American Phoenix shade
- 2 light green shades 3 poles wide x5 poles long
- 1 red and white wooden platform
- 8 wooden easels
- 1 white cone shaped christmas tree frame with lights
- 8 blue chairs
- 1 large Kristkndle banner (across the road)
- 2 discover BRF pennants
- 2 boxes of documents
- 2 quadrapods
- 5 cooking pots with lids
- 1 broom and dust pan
- 6 deluxe soup warmers
- 2 wreaths
- 2 artificial christmas trees with fake branches and fake pine needles
- 2 magnetic Kristkindl signs (car doors)
- 1 Santa & Mrs. Claus fence
- 1 metal kristkindl sign
- 1 coat rack
- 1 breaker box on dolly
- 1 karner blue flag
- 1 Kristkindl flag
- 1 very long flag pole (3 segments attached by elastic cord within)
- 3 empty tent/gazebo sand bags
- 26 Jet lifee flag poles
 - 1 Wheelbarrow filled with bags of charcoal
 - 1 bottle of liter fluid
- 23 staff smocks
 - 6 staff shirts
 - 5 photo albums
 - 1 box of photos
 - 2 scrapbooks
 - 2 step stools
 - 1 safe
 - 1 tall filing cabinet
 - 1 box of fall decorations
 - 1 box of karner blue memorabilia
 - 1 full sand bag
 - 4 stage stands (tripods)
 - 1 box of DTA stationary
 - 1 surge protector
 - 1 bag of cables
 - 1 box of dixie cups

- 6 table cloths (some plastic, some fabric)
- 1 box of kids crafting supplies
- 1 box of bating
- 3 boxes of 4 metal spikes
- 1 microphone stand
- 4 metal ground based holders for hanging flower pots?
- 1 box of 10-socket temporary use lighting strings
- 2 go gator boards
- 1 box of file folders
- 1 file case
- 1 red bag
- 11 large globe commemorative BRF christmas tree ornaments
- 15 metal medallion christmast tree ornaments
- 2 extension cords
- 1 multiadapter for outlet
- 3 brown blankets
- 1 red blanket
- 1 box of Christmas lights
- 3 Oktoberfest hats
- 1 Kristkindl hat
- 1 envelope of Kirstkindl files
- 1 box of Christmas ornaments
- 2 large Christmas bows (for door embellishment)
- 1 electrified christmas tree star
- 2 golf clubs (some sort of iron)
- 1 box of button making supplies
- 4 speakers
- 2 bags of cables
- 1 Microphone
- 1 Karner blue traveling trophy
- 1 overflowing box of drink coozies
- 3 ceramic containers (Red Wing) for Karner Blue festival
- 2 small Kristkindl banners
- 1 can of marking paint
- 4 plad table cloths
- 1 garland
- 1 wedding gown bottom half
- 1 wedding gown top half
- 1 karner blue festival sign
- 1 Oktoberfest sign
- 13 metal yard sign holders
- 2 wooden sled facades
- 1 wooden "Miss Congeniality" star sign
- 1 box of wooden direction signage
- 2 different sign holders
- 1 box of "research" of other town's DTAs pamphlets
- 1 ticket wheel

- 1 box of raffle tickets
- 1 old calculator
- 1 cordless phone and base
 - Manilla folders
- 1 box of karner blue decorations
- 3 appearing to be unopened boxes of 10 socket temporary light strings
- 1 land use map
- 1 pitcher
- 1 tube of glowsticks
- 1 box of karner blue supplies
- 2 small oscar statues
- 1 box of rubber ducks (assorted)
- 1 deluxe tire pump
- 1 construction quote for a parking garage?
- 1 box of valentine's day art supplies
- 5 file folders
- 1 100 year anniversary picture
- 1 Banker's box of photos
- 1 very old cash box
- 1 box of blank checks from BRF DTA
- 10 cash pouches
 - Black stationary
- 1 box of DTA envelopes
- 1 box of office supplies
- 1 36 gallon blue tub of 10 socket temporary light strings
- 1 Kristkindl arts and crafts box
- 1 frayed black bungee cord near the end of its life
- 1 roll of plastic table cloth
- 1 blue rope/pool noodle construction
- 2 wooden table leafs?
- 3 folded portable event table

Downtown Trick or Treating \$925

Pumpkin \$250

Guess the Weight Prizes \$225

Candy \$500 (did \$350 last year and ran out in less than an hour) business DO have to buy their own as well

up to \$975 Approved 8/29/24
Reimburse off receipts

Small Business Saturday \$1,200

Approved 8/29/24 up to \$1,200

At least 40 businesses x \$30 each, last year we did 36 businesses at \$1080 total

Christkindl \$4,500-5,000 depending on animals

Chamber of Commerce \$200

Sponsor Letters (copies, stamps, envelopes, labels, etc.) \$130 last year

Copies \$70 (full color save the dates, princess applications, soup ballots, window decorating, etc.)

The Print Shop \$400

Posters (Christkindl \$176 last year + add maps back)

Melanie Berg \$400

Horse-Drawn Trolley Rides

Animals

Reindeer ~ add back in this year? \$1,400 last I checked

Lyall alpacas?

Sarah Lindow goats?

Coronation \$1,225 last year, maybe \$1,400?

Reflections on Water \$800 last year crowns, sashes, parade banners, hoodies, décor, judges gifts, craft for tea ~ will be a little higher this year

Kellie Gazdecki \$300 last year for food for interviews and princess tea

Smores \$125 last year

\$50 gift card to wherever we hold the coronation (last year Vinny)

Window Decoration Winners \$175 last year

Photographer gift \$65 last year

Tree Lighting

Northern donates tree

Carolers are free

Maybe some new lights and an extension cord, \$100?

Raffles \$500

We tried donations but it was just easier to buy the prizes and tickets ~broke even the last 2 years, not really a money-maker

Parade \$100 for sure

VFW \$100 donation to lead us

Prize for best float? Cash prize or chamber bucks?

Soup Contest \$550

Supplies \$200 last year ~ we used disposable cupcake tins for sampling,
spoons, crackers, napkins

CCU Generator is free

Prizes \$350 last year (1st 2nd 3rd fan favorite)

Community Band \$100?

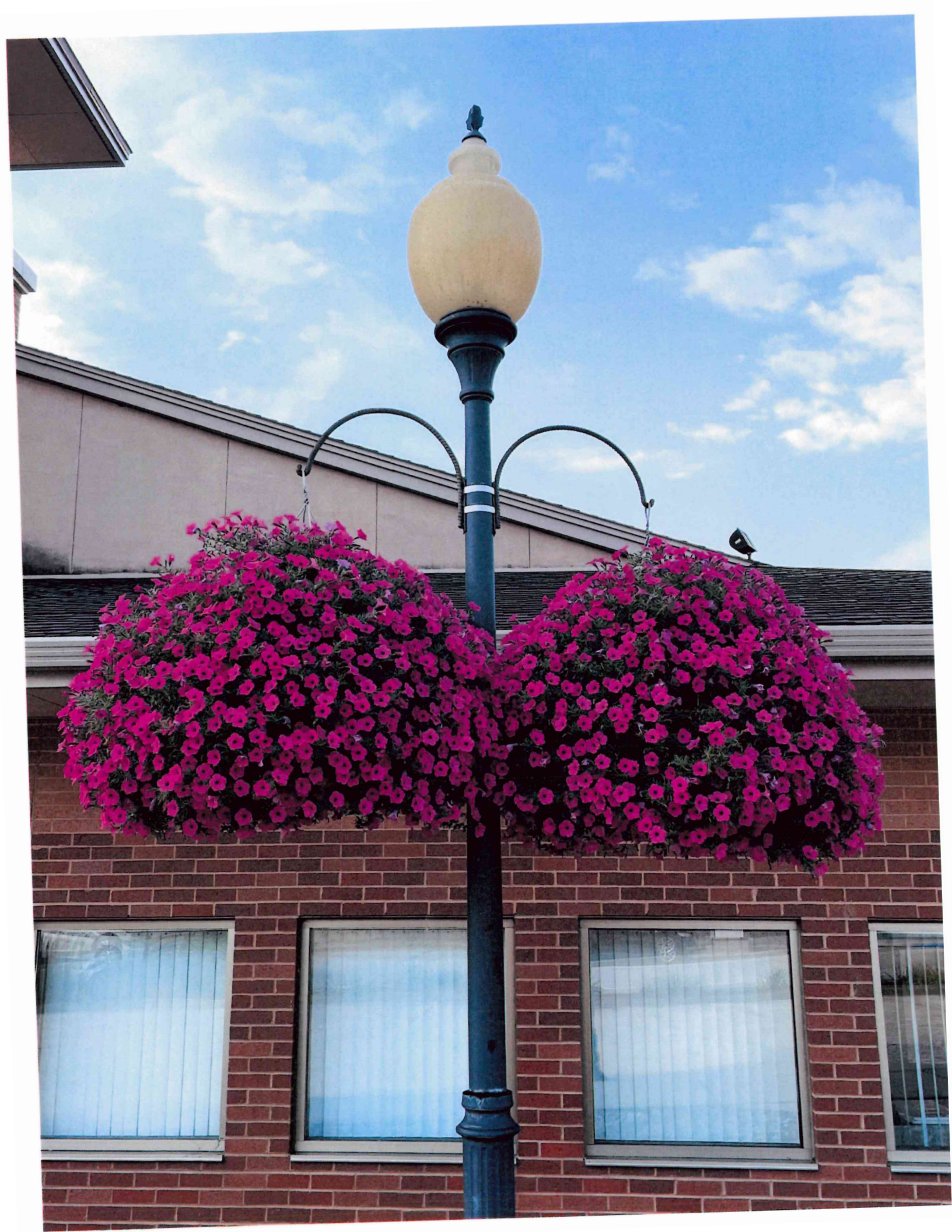
We've donated to them every year they have come and played, always
depends on the temperature for them

Warming Kettles \$100?

Firewood

Vendors this year?





Brad Chown

From: Terry Roth <Terry@frescoinc.net>
Sent: Thursday, September 12, 2024 4:44 PM
To: Kevin LaValley
Cc: Street Superintendent; Brad Chown; Terry Roth
Subject: 09-12-24 King Fixture update to Black River Falls Wisc.
Attachments: Old pole top tenon Length.JPG; Old pole top tenon O.D 4 inches..JPG; New fixture capital fits 3.5 inch OD pole top tenon .JPG; 09-12-24 King LED acorn fixture for Black River Falls Wisc.pdf

I think we have this figured out..

1. New Acorn fixture (drawing attached can be modified to fit over a 3 ½" and 4" OD pole top tenon.
2. If you choose to go to a single fixture on all the poles, you will need to cut the pole top tenon to a length of about 3 ½ " in length.. This should be pretty easy to do.
3. The fixture attached we quoted earlier in an email **LED Version... #K199R-R1AR-V-60(SSL)-1042—120:277-K14-PR-4K-TB-GR-#4-FALLS River Brown.. \$1995 each.. Plus some freight.**

What do you think?

Terry Roth
Fresco Inc.
3600 Arrowhead Drive
Unit #4
Medina, MN 55340
612-791-1901 Cell

From: Kevin LaValley <klavalley@brfmu.org>
Sent: Wednesday, September 4, 2024 3:02 PM
To: Terry Roth <Terry@frescoinc.net>
Cc: Street Superintendent <brf.streets@blackriverfallswi.gov>; Brad Chown <brad.chown@blackriverfallswi.gov>
Subject: New

Kevin LaValley
Line Superintendent

Black River Falls Municipal Utilities
349 S. McKinley Street
Black River Falls, WI 54615
715-284-9463
klavalley@brfmu.org

Black River Falls
municipal utilities
A WPPSI Energy community

LUMINAIRE SPECIFICATIONS

QUANTITY:	REFRACTIVE ARRAY ACRYLIC RIPPLED
OPTICAL SYSTEM:	TYPE V
IES CLASS.:	60W (1042 /SERIES)
INPUT WATTAGE:	SOLID STATE LIGHTING
LINE VOLTAGE:	120V
LIGHT SOURCE:	LIGHT EMITTING DIODE
CCT/DIODE:	4000K/HE5
POLE ADAPTOR:	K14
PAINT:	BLACK RIVER FALLS BROWN
OPTIONS:	GENERAL ELECTRIC RING TWISTLOCK RECEPTACLE (PHOTO-EYE BY OTHERS)

QUICK DISCONNECT ☒

TO ACCEPT 3" 1/2" O.D.
x 3 1/2" LONG TENON

8-12-24
Change to accommodate
either 4" or 3 1/2" OD Tenon



Jefferson, Ohio 1-800-268-7809

DRAWING TYPE: CONCEPT DRAWING	DRAWING NUMBER: BLACK RIVER FALLS-1
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Kevin LaValley

From: Terry Roth <Terry@frescoinc.net>
Sent: Monday, August 8, 2022 2:34 PM
To: Kevin LaValley
Cc: Steve Stanius
Subject: 08-08-22 King pole, arm and fixtures for Black River Falls Wisc

Hi Kevin, Just picked up your VM... I have asked King to see if price is the same for ballast assemblies... I will let you know when I hear back from them.

Thanks,

Terry Roth
Fresco Inc.
3600 Arrowhead Drive
Unit #4
Medina, MN 55340
763-559-7071 Office
612-791-1901 Cell

From: Terry Roth
Sent: Tuesday, April 5, 2022 11:21 AM
To: klavalley@brfmu.org
Cc: Steve Stanius <SStanius@frescoinc.net>
Subject: 04-05-22 King pole, arm and fixtures for Black River Falls Wisc

Hi Kevin,

Finally got this all put together..

1. Attached drawing is the complete structure using HPS light source.
2. Pole #KM19FF-10-DR-FALLS River Brown.. \$2995.00 each.
3. Double Arm #KA63T-2-FALLS River Brown.. \$1850 each.
4. HPS Fixture complete #K199-IAR-V-100-MOG-HPS-120-MT-K12-PR-GR-#4-FALLS River Brown... \$1975 each. X2
5. LED Version... ##K199R-R1AR-V-60(SSL)-1042—120:277-K14-PR-4K-TB-GR-#4-FALLS River Brown.. \$1975 each.
6. HPS fixture GLOBE only #199-IAR-GR-PR-#4 s/f K12.. \$630 each.
7. HPS Ballast assembly only—Plug and Play.. #100(MOG)-HPS-120 s/f K12-c/w refractor.. \$650 each.
8. Capital only for HPS fixture #K12-FALLS River Brown.. \$590 each..

Plus Freight.. Lead time currently running 10-13 weeks.

Let me know if you want me to order anything for you.

Thanks ,

Terry Roth
Fresco Inc.
3600 Arrowhead Drive
Unit #4

m - 7
m - 5
m - 3
medium light

Big Board approved
purchasing one (1)
on 8/29/24
JR

\$ 8790.00

2990.00
1850.00
1975.00
1975.00
\$ 8790.00
Plus Labor



Integrated Plate Metal Fabrication and Welding

Quote Number: 20779

Quote

Page: 1 of 1

Quote To:

CITY OF BR FALLS STREET DEPT
101 SOUTH 2ND STREET
BLACK RIVER FALLS WI 54615

Date: 9/11/2024

CONTACT: JOHN BARKLEY -
SALES MANAGER
jbarkley@dsmfg.com

We will do our best to provide you with a good faith quote for your order. However, due to the volatile market conditions, all price and volume quotes are subject to revision until we issue a final sales acknowledgment or there is mutual acceptance of an order.

Note: Initial orders of new and revised parts may add up substantial lead time to initial part lead time. Initial part lead time to be determined at the time of order.

Base Currency.

Line	Part	Description	Rev
1	UTILITY-1	BRF UTILITY POLE BASE - 1	
Pricing Determined by EAU = 19		Finish: RAW	<u>Lead Time</u> 3 WEEKS
		Quantity	Unit Price
		19.00	209.00
			3,971.00
Line	Part	Description	Rev
2	UTILITY-2	BRF UTILITY POLE BASE - 2	
Pricing Determined by EAU = 19		Finish: RAW	<u>Lead Time</u> 3 WEEKS
		Quantity	Unit Price
		19.00	172.00
			3,268.00

FOB Black River Falls
Thanks for your request



River Bottom Art & Sign

Quote

Gerald R. Hoerres

W13913 Rod and Gun Club Rd.

Melrose, WI 54642

Cell: 715 299-6460

Email: djhoerres@gmail.com

Website: www.riverbottomartandsign.com

Facebook: River Bottom Art and Sign

Date: 08/30/2024

To:
City of BRF

For:
Signs

DESCRIPTION	AMOUNT
Repaint/refurbish BRF "Welcome" signs at \$1200 each (*City will deliver and pick up signs to River Bottom Art & Sign of Melrose at no cost)	
TOTAL	

Brad Chown

From: Debbie & Jerry Hoerres <djhoerres@gmail.com>
Sent: Tuesday, September 3, 2024 9:31 AM
To: Brad Chown
Subject: Re: Welcome Signs

Hi Brad

If you would like to is a different color background I can do that on the computer. Just let me know what color or colors you would like to see.

Thanks

Jerry

On Tue, Sep 3, 2024 at 8:08 AM Brad Chown <brad.chown@blackriverfallswi.gov> wrote:

Thank you !

The next BID Board meeting was scheduled for September 19th at 5:30pm.

Have a great day !!!

A. Brad Chown

A. Brad Chown | City Administrator

City of Black River Falls

101 South Second Street, Black River Falls, WI 54615

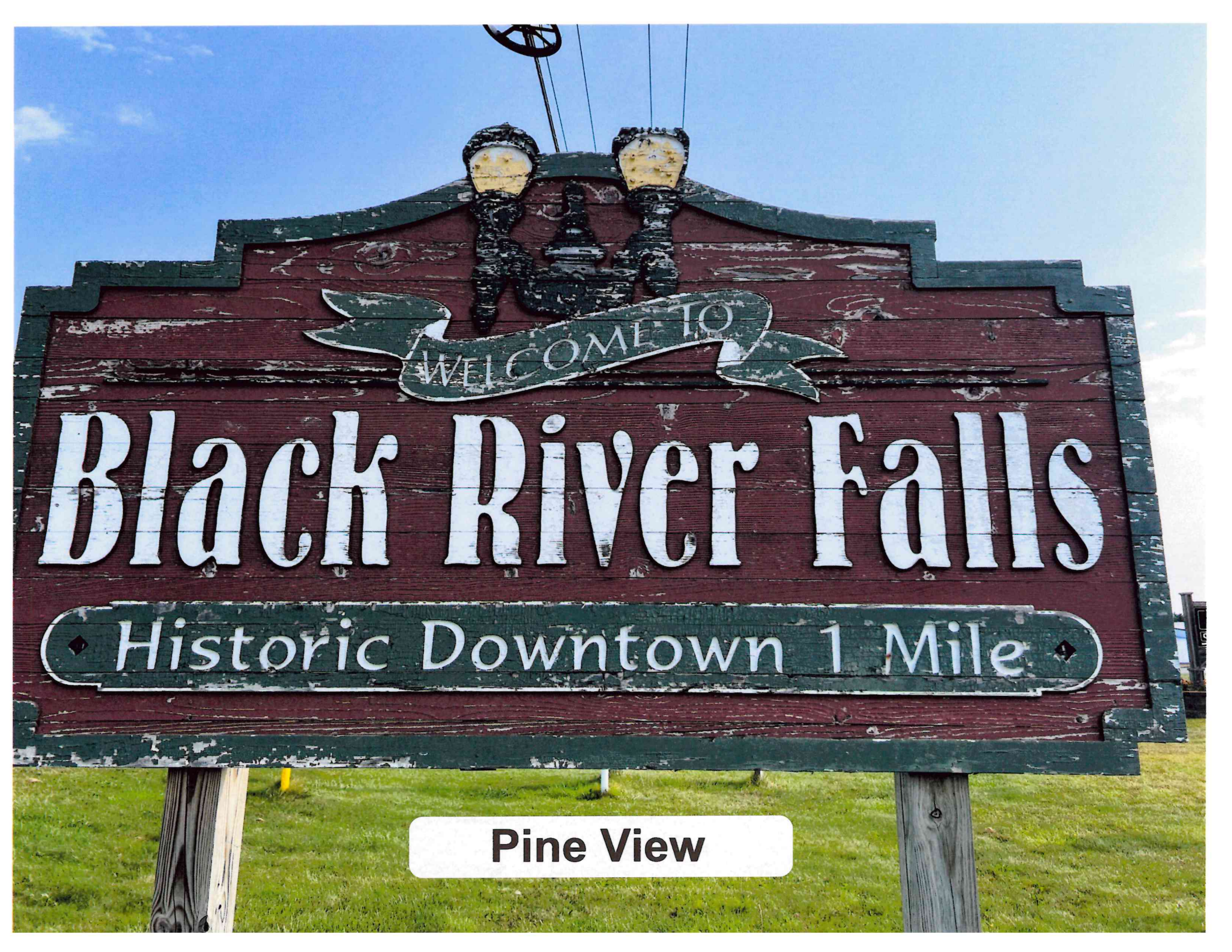
Phone: 715-284-5514 | Cell: 715-299-3671

E-Mail: city.admin@blackriverfallswi.gov

Website: www.blackriverfallswi.gov

Facebook: www.facebook.com/blackriverfallswi/

Population: 3,622



WELCOME TO

Black River Falls

Historic Downtown 1 Mile

Pine View



WELCOME TO

Black River Falls

Historic Downtown 1 Mile

By Pizza Hut



Top of Bridge



Hoffman Construction

BLACK RIVER FALLS
BID Properties
Collection Year: 2025
(VALUATION BASED ON 2024 TAX ROLL)

Tax Key	Location	Owner	Mailing Address	Address 2	Business	Total Value	Zone	Mult	2024	2023	\$
									Assessment	Assessment	Change
206-0495.0000	21 North First Street	Smiley Bear Design LLC	21 N 1st Street	Black River Falls, WI 54615	Smiley Bear Design LLC	\$ 135,100	2	0.00325	\$ 439.08	\$ 241.80	\$ 197.28
206-0496.0000	43 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Little Vinny's	\$ 205,000	1	0.00350	\$ 717.50	\$ 510.30	\$ 207.20
206-0497.0000	39 Main Street	Jeff McDonald	P.O. Box 114	Black River Falls, WI 54615	H & R Block	\$ 103,200	1	0.00350	\$ 361.20	\$ 256.20	\$ 105.00
206-0498.0000	33 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Moe Hardware	\$ 322,500	1	0.00350	\$ 1,128.75	\$ 689.15	\$ 439.60
206-0499.0000	19 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Sandhill Tattoo	\$ 132,300	1	0.00350	\$ 463.05	\$ 338.45	\$ 124.60
206-0500.0000	17 Main Street	Ryan & Carolyn Johnson	N6616 Simonson Road	Black River Falls, WI 54615	Greater Insurance	\$ 123,500	1	0.00350	\$ 432.25	\$ 292.60	\$ 139.65
206-0501.0000	13 Main Street	WISD Properties, LLP	2556 Broadway Avenue	Slayton, MN 56172	ProCellular	\$ 132,100	1	0.00350	\$ 462.35	\$ 354.90	\$ 107.45
206-0502.0000	1 Main Street	Freewater Enterprises, LLC - Lance R. Ott	311 Pine Street	Black River Falls, WI 54615	Various	\$ 468,000	1	0.00350	\$ 1,500.00	\$ 1,133.30	\$ 366.70
206-0503.0000	24 North Water Street	Sharon Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Mr. Pita	\$ 117,700	2	0.00325	\$ 382.53	\$ 245.70	\$ 136.83
206-0504.0000	56 N First Street	TBIK, LLC	N2742 W Sunnyside Rd	Black River Falls, WI 54615	Sunnyside Café, LLC	\$ 123,600	2	0.00325	\$ 401.70	\$ 315.58	\$ 86.12
206-0505.0000	42 N. First Street	Nicholas Respicio	42 N 1st Street	Black River Falls, WI 54615	Rozario's Pizza Pasta Pub	\$ 188,400	2	0.00325	\$ 612.30	\$ 284.05	\$ 328.25
206-0507.0000	22 N. First Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Vacant	\$ 119,200	2	0.00325	\$ 387.40	\$ 200.00	\$ 187.40
206-0508.0000	103 Main Street	Hayley & Brad Honish	23593 Box Elder Ave	Warrens, WI 54666	Vacant	\$ 148,000	1	0.00350	\$ 518.00	\$ 323.05	\$ 194.95
206-0509.0000	107 Main Street	Radcliffe Leasing, LLC	131 Main Street	Black River Falls, WI 54615	Radcliffe Law Firm	\$ 139,700	1	0.00350	\$ 488.95	\$ 477.75	\$ 11.20
206-0510.0000	109 Main Street	Rosa E Valencia	109 Main Street	Black River Falls, WI 54615	Viva Cinco De Mayo	\$ 124,500	1	0.00350	\$ 435.75	\$ 337.75	\$ 98.00
206-0511.0000	119 Main Street	K&R McGillivray, LLC	514 Forrest Street	Black River Falls, WI 54615	Stag & Lion Pub. LLC	\$ 221,600	1	0.00350	\$ 775.60	\$ 756.70	\$ 18.90
206-0513.0000	127 Main Street	Liquid Eyes LLC	N4852 Robinson Rd	Black River Falls, WI 54615	Art of Optometry	\$ 163,900	1	0.00350	\$ 573.65	\$ 613.20	\$ (39.55)
206-0514.0000	131 Main Street	Tande's Thrive LLC	N3640 Staffon Road	Black River Falls, WI 54615	JC Democratic Party	\$ 123,400	1	0.00350	\$ 431.90	\$ 290.85	\$ 141.05
206-0515.0000	133 Main Street	Lahmayer Trust - Al Lahmayer	P.O. Box 249	Black River Falls, WI 54615	Edward Jones	\$ 203,300	1	0.00350	\$ 711.55	\$ 534.80	\$ 176.75
206-0516.0000	25 North Second	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Custom Heating and A/C	\$ 154,600	2	0.00325	\$ 502.45	\$ 495.30	\$ 7.15
206-0522.0000	203 Main Street	Waumandee State Bank	S2021 Co Rd U	Waumandee, WI 54622	Waumandee State Bank	\$ 485,900	1	0.00350	\$ 1,500.00	\$ 1,187.90	\$ 312.10
206-0523.0000	221 Main Street	Black River Country Bank	221 Main	Black River Falls, WI 54615	Black River Country Bank	\$ 1,657,200	1	0.00350	\$ 1,500.00	\$ 1,500.00	\$ -
206-0534.0000	304 Main Street	Saddlecreek Properties LLC	1808 E. Main Street	Onalaska, WI 54650-8756	Gardipee Building - Various	\$ 246,700	1	0.00350	\$ 863.45	\$ 594.30	\$ 269.15
206-0536.0000	320 Main Street	James Ritland	W11177 Roningen Rd	Black River Falls, WI 54615	Ritland Photography / The Lunchbox	\$ 75,500	1	0.00350	\$ 264.25	\$ 250.00	\$ 14.25
206-0538.0000	332 Main Street	Red Stone Invesmtnets, LLC	1014 W Main Street	Sparta, WI 54656	Vacant	\$ 110,000	1	0.00350	\$ 385.00	\$ 250.00	\$ 135.00
206-0539.0000	338 Main Street	Andrea Danielson	N2651 Old Cty Rd I	Black River Falls, WI 54615	Embers & Ash Photography	\$ 57,300	1	0.00350	\$ 250.00	\$ 250.00	\$ -
206-0541.0000	348 Main Street	Robyn Matousek	P.O. Box 517	Black River Falls, WI 54615	Matousek Law	\$ 80,400	1	0.00350	\$ 281.40	\$ 250.00	\$ 31.40
206-0549.0000	104 Main Street	WYSWYSIA, LLC	321 Market Street	Wisconsin Rapids, WI 54494	Law Offices	\$ 258,400	1	0.00350	\$ 904.40	\$ 629.65	\$ 274.75
206-0550.0005	13 S. First Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Photography	\$ 98,300	1	0.00350	\$ 344.05	\$ 250.00	\$ 94.05
206-0551.0000	106 Main Street	Susan R. Sampson	W11564 Spaulding Rd	Black River Falls, WI 54615	Sampson Art Gallery	\$ 145,900	1	0.00350	\$ 510.65	\$ 271.60	\$ 239.05
206-0552.0000	118 Main Street	Danyal Durman	118 Main Street	Black River Falls, WI 54615	Vacant	\$ 169,100	1	0.00350	\$ 591.85	\$ 294.00	\$ 297.85
206-0553.0000	124 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrilan, WI 54754-9034	Vacant	\$ 271,900	1	0.00350	\$ 951.65	\$ 667.45	\$ 284.20
206-0554.0000	130 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrilan, WI 54754-9034	Attorney at Law	\$ 123,500	1	0.00350	\$ 432.25	\$ 278.60	\$ 153.65
206-0556.0000	202 Main Street	Arnold Creek North Investments, LLC	N469 Arnold Creek Rd	Merrilan, WI 54754-7916	Rural Insurance	\$ 146,900	1	0.00350	\$ 514.15	\$ 348.95	\$ 165.20
206-0557.0000	15 South Second	J.K.M. Supplemental Trust	28 Main Street	Black River Falls, WI 54615	Vacant	\$ 50,700	2	0.00325	\$ 200.00	\$ 200.00	\$ -
206-0559.0000	208 Main Street	Threesix, LLC	212 E. 5th PO Box 106	Neillsville, WI 54456	Black River Country Abstract	\$ 122,900	1	0.00350	\$ 430.15	\$ 320.95	\$ 109.20
206-0560.0000	212 Main Street	Laura L Lindow	212 Main Street	Black River Falls, WI 54615	Reflections on Water	\$ 126,300	1	0.00350	\$ 442.05	\$ 279.30	\$ 162.75
206-0561.0000	216 Main Street	Darren L Durman	221 N 3rd Street	Black River Falls, WI 54615	The Merchant General Store	\$ 97,400	1	0.00350	\$ 340.90	\$ 250.00	\$ 90.90
206-0562.0000	224 Main Street	David Hatch & Janine Casey	N3813 Staffon Road	Black River Falls, WI 54615	Karma Consignment	\$ 139,900	1	0.00350	\$ 489.65	\$ 294.70	\$ 194.95
206-0563.0000	221 Fillmore	George Gardipee	1235 Harrison	Black River Falls, WI 54615	CCLS	\$ 61,700	3	0.00300	\$ 185.10	\$ 150.00	\$ 35.10
206-0564.0000	21 S. Second Street	Pa Kou Yang	23 S 2nd Street Apt D	Black River Falls, WI 54615	Living Free Fitness, LLC	\$ 227,500	2	0.00325	\$ 739.38	\$ 434.85	\$ 304.53
206-0565.0000	25 S. Second Street	James Holt	N6433 Rye Bluff Road	Black River Falls, WI 54615	Various	\$ 303,200	2	0.00325	\$ 985.40	\$ 558.68	\$ 426.72
206-0568.0000	20 S. Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615-5	Carpi's	\$ 74,300	2	0.00325	\$ 241.48	\$ 200.00	\$ 41.48
206-0569.0000	26 S Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 167,300	2	0.00325	\$ 543.73	\$ 437.45	\$ 106.28

206-0571.0000	113 Fillmore Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 99,400	2	0.00325	\$ 323.05	\$ 249.28	\$ 73.77
206-0572.0000	107 Fillmore	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Davis Furniture	\$ 88,600	3	0.00300	\$ 265.80	\$ 203.10	\$ 62.70
206-0573.0000	35 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Vacant	\$ 102,600	2	0.00325	\$ 333.45	\$ 227.50	\$ 105.95
206-0574.0000	21 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	First Fruits Market	\$ 108,000	2	0.00325	\$ 351.00	\$ 200.00	\$ 151.00
206-0576.0000	8 Main Street	Jackson County Bank	P. O. Box 490	Black River Falls, WI 54615	Security Financial Bank	\$ 2,206,000	1	0.00350	\$ 1,500.00	\$ 1,500.00	\$ -
206-0577.0000	14 Main Street	New To You Properties, LLC	P.O. Box 416	EauClaire, WI 54703		\$ 275,500	1	0.00350	\$ 964.25	\$ 597.45	\$ 366.80
206-0579.0000	26 South First Street	L.A. Industries, LLC	Road	Black River Falls, WI 54615	Vacant Lot	\$ 17,600	2	0.00325	\$ 200.00	\$ 329.88	\$ (129.88)
206-0580.0000	34 South First Street	M&K Investments, LLC	166 Second Street	Hixton, WI 54635	Vacant	\$ 101,400	2	0.00325	\$ 329.55	\$ 261.63	\$ 67.92
206-0595.0000	126 S. Second Street	Holliday & Volk LLC	126 South Second Street	Black River Falls, WI 54615	Black River Chiropractic	\$ 209,300	3	0.00300	\$ 627.90	\$ 382.50	\$ 245.40
206-0596.0000	106 S. Second Street	Torkelson Properties LLC	2224 S. Superior Ave	Tomah, WI 54660-2834	Buswell Funeral Home	\$ 443,200	3	0.00300	\$ 750.00	\$ 750.00	\$ -
206-0597.0000	112 Fillmore Street	Timothy K Cook	1080 Gale Drive	WI Dells, WI 53965-8813	Black River Laundromat	\$ 177,000	3	0.00300	\$ 531.00	\$ 343.50	\$ 187.50
206-1351.0000	26 North Water Street	Sharon E Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Nicks Pawn	\$ 120,200	2	0.00325	\$ 390.65	\$ 249.93	\$ 140.72
206-1351.0005	36 North Water Street	Joshua Trujillo	36 N Water St	Black River Falls, WI 54615	Triple T	\$ 130,000	2	0.00325	\$ 422.50	\$ 278.53	\$ 143.97
206-1353.0000	44 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Vacant	\$ 330,000	1	0.00350	\$ 1,155.00	\$ 704.55	\$ 450.45
206-1354.0000	22 South First Street	Leah Ann Walker	Road	Black River Falls, WI 54615	Vacant	\$ 76,500	2	0.00325	\$ 248.63	\$ 260.98	\$ (12.35)
206-1355.0000	38 Main Street	Revolution Coffee, LLC	W8211 Forest Lane	Merrilan, WI 54754	Revolution	\$ 144,200	1	0.00350	\$ 504.70	\$ 280.00	\$ 224.70
206-1356.0000	34 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Rd	Black River Falls, WI 54615	Millie J's	\$ 174,500	1	0.00350	\$ 610.75	\$ 395.15	\$ 215.60
206-1358.0000	30 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Cigar	\$ 120,400	1	0.00350	\$ 421.40	\$ 250.00	\$ 171.40
206-1359.0000	28 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Tattoo	\$ 105,200	1	0.00350	\$ 368.20	\$ 250.00	\$ 118.20
206-1361.0000	17 North Water Street	Triple T Tire & Lube, LLC	36 N Water Street	Black River Falls, WI 54615	D's Nuts & Bolts	\$ 182,200	2	0.00325	\$ 592.15	\$ 529.75	\$ 62.40
Total Assessed Value 2024						\$ 13,959,600			\$ 36,506.88	\$ 27,083.54	\$ 9,423.34

	<u>Minimum</u>	<u>Maximum</u>		<u>Rate per Thousand \$ of Valuation</u>	
Zone 1	\$250	\$1,500.00		\$3.50	Main Street
Zone 2	\$200	\$1,000.00		\$3.25	Side street intersecting \$ adjacent to Main
Zone 3	\$150	\$750.00		\$3.00	Others within BID
Zone 4	Exempt Property			0	

BLACK RIVER FALLS
BID Properties
Collection Year: 2025
(VALUATION BASED ON 2024 TAX ROLL)

Tax Key	Location	Owner	Mailing Address	Address 2	Business	Total Value	Zone	Mult	2024	2023	\$
									Assessment	Assessment	Change
206-0495.0000	21 North First Street	Smiley Bear Design LLC	21 N 1st Street	Black River Falls, WI 54615	Smiley Bear Design LLC	\$ 135,100	2	0.00225	\$ 303.98	\$ 241.80	\$ 62.18
206-0496.0000	43 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Little Vinny's	\$ 205,000	1	0.00250	\$ 512.50	\$ 510.30	\$ 2.20
206-0497.0000	39 Main Street	Jeff McDonald	P.O. Box 114	Black River Falls, WI 54615	H & R Block	\$ 103,200	1	0.00250	\$ 258.00	\$ 256.20	\$ 1.80
206-0498.0000	33 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Moe Hardware	\$ 322,500	1	0.00250	\$ 806.25	\$ 689.15	\$ 117.10
206-0499.0000	19 Main Street	PL Moe Property Management LLC	424 Pine Street	Black River Falls, WI 54615	Sandhill Tattoo	\$ 132,300	1	0.00250	\$ 330.75	\$ 338.45	\$ (7.70)
206-0500.0000	17 Main Street	Ryan & Carolyn Johnson	N6616 Simonson Road	Black River Falls, WI 54615	Greater Insurance	\$ 123,500	1	0.00250	\$ 308.75	\$ 292.60	\$ 16.15
206-0501.0000	13 Main Street	WISD Properties, LLP	2556 Broadway Avenue	Slayton, MN 56172	ProCellular	\$ 132,100	1	0.00250	\$ 330.25	\$ 354.90	\$ (24.65)
206-0502.0000	1 Main Street	Freewater Enterprises, LLC - Lance R. Ott	311 Pine Street	Black River Falls, WI 54615	Various	\$ 468,000	1	0.00250	\$ 1,500.00	\$ 1,133.30	\$ 366.70
206-0503.0000	24 North Water Street	Sharon Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Mr. Pita	\$ 117,700	2	0.00225	\$ 264.83	\$ 245.70	\$ 19.13
206-0504.0000	56 N First Street	TBIK, LLC	N2742 W Sunnyvale Rd	Black River Falls, WI 54615	Sunnyside Café, LLC	\$ 123,600	2	0.00225	\$ 278.10	\$ 315.58	\$ (37.48)
206-0505.0000	42 N. First Street	Nicholas Respicio	42 N 1st Street	Black River Falls, WI 54615	Rozario's Pizza Pasta Pub	\$ 188,400	2	0.00225	\$ 423.90	\$ 284.05	\$ 139.85
206-0507.0000	22 N. First Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Vacant	\$ 119,200	2	0.00225	\$ 268.20	\$ 200.00	\$ 68.20
206-0508.0000	103 Main Street	Hayley & Brad Honish	23593 Box Elder Ave	Warrens, WI 54666	Vacant	\$ 148,000	1	0.00250	\$ 370.00	\$ 323.05	\$ 46.95
206-0509.0000	107 Main Street	Radcliffe Leasing, LLC	131 Main Street	Black River Falls, WI 54615	Radcliffe Law Firm	\$ 139,700	1	0.00250	\$ 349.25	\$ 477.75	\$ (128.50)
206-0510.0000	109 Main Street	Rosa E Valencia	109 Main Street	Black River Falls, WI 54615	Viva Cinco De Mayo	\$ 124,500	1	0.00250	\$ 311.25	\$ 337.75	\$ (26.50)
206-0511.0000	119 Main Street	K&R McGillivray, LLC	514 Forrest Street	Black River Falls, WI 54615	Stag & Lion Pub. LLC	\$ 221,600	1	0.00250	\$ 554.00	\$ 756.70	\$ (202.70)
206-0513.0000	127 Main Street	Liquid Eyes LLC	N4852 Robinson Rd	Black River Falls, WI 54615	Art of Optometry	\$ 163,900	1	0.00250	\$ 409.75	\$ 613.20	\$ (203.45)
206-0514.0000	131 Main Street	Tande's Thrive LLC	N3640 Staffon Road	Black River Falls, WI 54615	JC Democratic Party	\$ 123,400	1	0.00250	\$ 308.50	\$ 290.85	\$ 17.65
206-0515.0000	133 Main Street	Lahmayer Trust - Al Lahmayer	P.O. Box 249	Black River Falls, WI 54615	Edward Jones	\$ 203,300	1	0.00250	\$ 508.25	\$ 534.80	\$ (26.55)
206-0516.0000	25 North Second	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Custom Heating and A/C	\$ 154,600	2	0.00225	\$ 347.85	\$ 495.30	\$ (147.45)
206-0522.0000	203 Main Street	Waumandee State Bank	S2021 Co Rd U	Waumandee, WI 54622	Waumandee State Bank	\$ 485,900	1	0.00250	\$ 1,500.00	\$ 1,187.90	\$ 312.10
206-0523.0000	221 Main Street	Black River Country Bank	221 Main	Black River Falls, WI 54615	Black River Country Bank	\$ 1,657,200	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0534.0000	304 Main Street	Saddlecreek Properties LLC	1808 E. Main Street	Onalaska, WI 54650-8756	Gardipee Building - Various	\$ 246,700	1	0.00250	\$ 616.75	\$ 594.30	\$ 22.45
206-0536.0000	320 Main Street	James Ritland	W11177 Roningen Rd	Black River Falls, WI 54615	Ritland Photography / The Lunchbox	\$ 75,500	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0538.0000	332 Main Street	Red Stone Invesmtnets, LLC	1014 W Main Street	Sparta, WI 54656	Vacant	\$ 110,000	1	0.00250	\$ 275.00	\$ 250.00	\$ 25.00
206-0539.0000	338 Main Street	Andrea Danielson	N2651 Old Cty Rd I	Black River Falls, WI 54615	Embers & Ash Photography	\$ 57,300	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0541.0000	348 Main Street	Robyn Matousek	P.O. Box 517	Black River Falls, WI 54615	Matousek Law	\$ 80,400	1	0.00250	\$ 201.00	\$ 250.00	\$ (49.00)
206-0549.0000	104 Main Street	WYSWYSIA, LLC	321 Market Street	Wisconsin Rapids, WI 54494	Law Offices	\$ 258,400	1	0.00250	\$ 646.00	\$ 629.65	\$ 16.35
206-0550.0005	13 S. First Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Photography	\$ 98,300	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0551.0000	106 Main Street	Susan R. Sampson	W11564 Spaulding Rd	Black River Falls, WI 54615	Sampson Art Gallery	\$ 145,900	1	0.00250	\$ 364.75	\$ 271.60	\$ 93.15
206-0552.0000	118 Main Street	Danyal Durman	118 Main Street	Black River Falls, WI 54615	Vacant	\$ 169,100	1	0.00250	\$ 422.75	\$ 294.00	\$ 128.75
206-0553.0000	124 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Vacant	\$ 271,900	1	0.00250	\$ 679.75	\$ 667.45	\$ 12.30
206-0554.0000	130 Main Street	Tysac Holdings A, LLC	515 E. Center Street	Merrillan, WI 54754-9034	Attorney at Law	\$ 123,500	1	0.00250	\$ 308.75	\$ 278.60	\$ 30.15
206-0556.0000	202 Main Street	Arnold Creek North Investments, LLC	N469 Arnold Creek Rd	Merrillan, WI 54754-7916	Rural Insurance	\$ 146,900	1	0.00250	\$ 367.25	\$ 348.95	\$ 18.30
206-0557.0000	15 South Second	J.K.M. Supplemental Trust	28 Main Street	Black River Falls, WI 54615	Vacant	\$ 50,700	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0559.0000	208 Main Street	Threesix, LLC	212 E. 5th PO Box 106	Neillsville, WI 54456	Black River Country Abstract	\$ 122,900	1	0.00250	\$ 307.25	\$ 320.95	\$ (13.70)
206-0560.0000	212 Main Street	Laura L Lindow	212 Main Street	Black River Falls, WI 54615	Reflections on Water	\$ 126,300	1	0.00250	\$ 315.75	\$ 279.30	\$ 36.45
206-0561.0000	216 Main Street	Darren L Durman	221 N 3rd Street	Black River Falls, WI 54615	The Merchant General Store	\$ 97,400	1	0.00250	\$ 250.00	\$ 250.00	\$ -
206-0562.0000	224 Main Street	David Hatch & Janine Casey	N3813 Staffon Road	Black River Falls, WI 54615	Karma Consignment	\$ 139,900	1	0.00250	\$ 349.75	\$ 294.70	\$ 55.05
206-0563.0000	221 Fillmore	George Gardipee	1235 Harrison	Black River Falls, WI 54615	CCLS	\$ 61,700	3	0.00200	\$ 150.00	\$ 150.00	\$ -
206-0564.0000	21 S. Second Street	Pa Kou Yang	23 S 2nd Street Apt D	Black River Falls, WI 54615	Living Free Fitness, LLC	\$ 227,500	2	0.00225	\$ 511.88	\$ 434.85	\$ 77.03
206-0565.0000	25 S. Second Street	James Holt	N6433 Rye Bluff Road	Black River Falls, WI 54615	Various	\$ 303,200	2	0.00225	\$ 682.20	\$ 558.68	\$ 123.52
206-0568.0000	20 S. Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615-5	Carpi's	\$ 74,300	2	0.00225	\$ 200.00	\$ 200.00	\$ -
206-0569.0000	26 S Second Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 167,300	2	0.00225	\$ 376.43	\$ 437.45	\$ (61.02)

206-0571.0000	113 Fillmore Street	Robert A Carpenter	W10803 Hannon Road	Black River Falls, WI 54615	Vacant	\$ 99,400	2	0.00225	\$ 223.65	\$ 249.28	\$ (25.63)
206-0572.0000	107 Fillmore	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Davis Furniture	\$ 88,600	3	0.00200	\$ 177.20	\$ 203.10	\$ (25.90)
206-0573.0000	35 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	Vacant	\$ 102,600	2	0.00225	\$ 230.85	\$ 227.50	\$ 3.35
206-0574.0000	21 South First Street	Edward Davis III & Patricia Davis	N4873 Morken Road	Melrose, WI 54642	First Fruits Market	\$ 108,000	2	0.00225	\$ 243.00	\$ 200.00	\$ 43.00
206-0576.0000	8 Main Street	Jackson County Bank	P. O. Box 490	Black River Falls, WI 54615	Security Financial Bank	\$ 2,206,000	1	0.00250	\$ 1,500.00	\$ 1,500.00	\$ -
206-0577.0000	14 Main Street	New To You Properties, LLC	P.O. Box 416	EauClaire, WI 54703		\$ 275,500	1	0.00250	\$ 688.75	\$ 597.45	\$ 91.30
206-0579.0000	26 South First Street	L.A. Industries, LLC	Road	Black River Falls, WI 54615	Vacant Lot	\$ 17,600	2	0.00225	\$ 200.00	\$ 329.88	\$ (129.88)
206-0580.0000	34 South First Street	M&K Investments, LLC	166 Second Street	Hixton, WI 54635	Vacant	\$ 101,400	2	0.00225	\$ 228.15	\$ 261.63	\$ (33.48)
206-0595.0000	126 S. Second Street	Holliday & Volk LLC	126 South Second Street	Black River Falls, WI 54615	Black River Chiropractic	\$ 209,300	3	0.00200	\$ 418.60	\$ 382.50	\$ 36.10
206-0596.0000	106 S. Second Street	Torkelson Properties LLC	2224 S. Superior Ave	Tomah, WI 54660-2834	Buswell Funeral Home	\$ 443,200	3	0.00200	\$ 750.00	\$ 750.00	\$ -
206-0597.0000	112 Fillmore Street	Timothy K Cook	1080 Gale Drive	WI Dells, WI 53965-8813	Black River Laundromat	\$ 177,000	3	0.00200	\$ 354.00	\$ 343.50	\$ 10.50
206-1351.0000	26 North Water Street	Sharon E Trujillo	N587 North Bend Dr.	Melrose, WI 54642	Nicks Pawn	\$ 120,200	2	0.00225	\$ 270.45	\$ 249.93	\$ 20.52
206-1351.0005	36 North Water Street	Joshua Trujillo	36 N Water St	Black River Falls, WI 54615	Triple T	\$ 130,000	2	0.00225	\$ 292.50	\$ 278.53	\$ 13.97
206-1353.0000	44 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Road	Black River Falls, WI 54615	Vacant	\$ 330,000	1	0.00250	\$ 825.00	\$ 704.55	\$ 120.45
206-1354.0000	22 South First Street	Leah Ann Walker	Road	Black River Falls, WI 54615	Vacant	\$ 76,500	2	0.00225	\$ 200.00	\$ 260.98	\$ (60.98)
206-1355.0000	38 Main Street	Revolution Coffee, LLC	W8211 Forest Lane	Merrillan, WI 54754	Revolution	\$ 144,200	1	0.00250	\$ 360.50	\$ 280.00	\$ 80.50
206-1356.0000	34 Main Street	Revitalize Our Hometown LLC	N7977 Allen Creek Rd	Black River Falls, WI 54615	Millie J's	\$ 174,500	1	0.00250	\$ 436.25	\$ 395.15	\$ 41.10
206-1358.0000	30 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Cigar	\$ 120,400	1	0.00250	\$ 301.00	\$ 250.00	\$ 51.00
206-1359.0000	28 Main Street	Hold Fast Properties, LLC - Vincent Meyer	P.O. Box 385	Black River Falls, WI 54615	Black River Tattoo	\$ 105,200	1	0.00250	\$ 263.00	\$ 250.00	\$ 13.00
206-1361.0000	17 North Water Street	Triple T Tire & Lube, LLC	36 N Water Street	Black River Falls, WI 54615	D's Nuts & Bolts	\$ 182,200	2	0.00225	\$ 409.95	\$ 529.75	\$ (119.80)
Total Assessed Value 2024						\$ 13,959,600			\$ 28,092.47	\$ 27,083.54	\$ 1,008.93

	<u>Minimum</u>	<u>Maximum</u>		<u>Rate per Thousand \$ of Valuation</u>	
Zone 1	\$250	\$1,500.00		\$2 50	Main Street
Zone 2	\$200	\$1,000.00		\$2 25	Side street intersecting \$ adjacent to Main
Zone 3	\$150	\$750.00		\$2.00	Others within BID
Zone 4	Exempt Property			0	