



Oneida County Land Information Office *2025 Annual Report*



Land Information Staff
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Randy Boehlert, Geospatial Administrator
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Kim Karaba, Assistant Real Property Lister
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Lee Theobald, GIS Specialist/Addressing Coordinator

Land Records Committee
Robert Briggs, Chair (March-Dec)
Ted Cushing
Greg Oettinger
Chris Schultz
Kyle Timmons (July-Dec)
Mike Timmons, Chair (Jan-March)

The Land Information Office (LIO) manages 7 major program areas for the County which include:

1. Real Property Listing
2. Parcel Mapping
3. Addressing/911 Support
4. Geospatial Services/GIS (Geographic Information Services)
5. Wisconsin Land Information Program
6. Tax Foreclosed and other County Land Sales
7. County Surveyor Duties

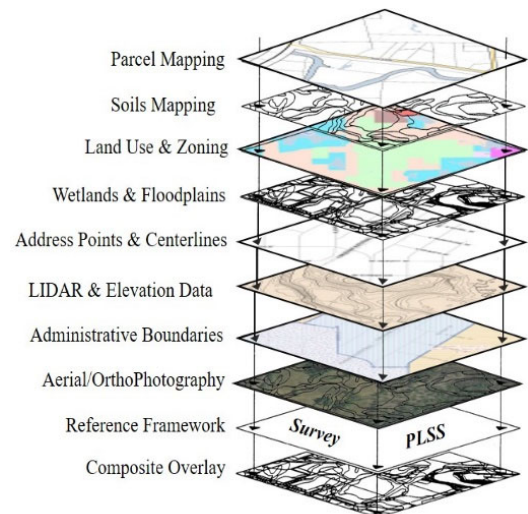
The primary duties include:

- Review deed transactions to update and maintain the real property listing ownership and related data using Ascent Land Records program.
- Coordinate the assessment process for the Assessor's workbook and rolls.
- Process Statement of Assessments, create tax bills, and assist Town Clerks with Statement of Taxes.
- Prepare and submit all assessment and real property tax files to Department of Revenue.
- Administer, maintain, and create digital parcel mapping data based on incoming plats of surveys, certified survey maps (CSM), and recorded deeds, etc.
- Administer the addressing and road naming ordinance and maintain the 911 Master Street Address Guide.
- Maintain the 911 Dispatch map and geospatial data, in cooperation with the Sheriff's Department.
- Perform duties of County Surveyor per State Statute: file land surveys and related maps, assist departments with land survey issues, index and upload PDF maps to our Online Maps website, hosted by North Central Wisconsin Regional Planning Commission.
- Administer the US Public Land Survey Remonumentation program and land survey contracts.
- Assist landowners and general public in the use of land records and assessment data.
- Develop and maintain the County's Geographic Information System (GIS); assist other County departments in land related issues, transactions, or analysis of land related data.
- Participate in the Wisconsin Land Information Program (WLIP), as required for grant funding; administer Land Information Council (LIC) annual meeting to maintain partnership with WLIP; serves as the Land Information Officer of the County.
- Administer the processes of the sales of tax foreclosed properties and other County real estate transactions.

The Land Information staff does an outstanding job developing and maintaining an accurate, highly integrated tax and land records system, while also assisting users of land-related data both in-house and online. This success is made possible through strong collaboration with Information Technology, the Register of Deeds, Sheriff, Treasurer, Planning and Zoning, Forestry, County Clerk, Land Conservation, Highway Department, Special Taxing Districts, Towns, and the City of Rhinelander.

Below are functions and tasks the office stays involved with in annually.

- 1) Through the Ascent Land Records software suite, LIO updates Real Property Listings, including owner name, address, abbreviated descriptions, and assignment of parcel numbers. All tax parcel mailing address changes are taken care of by the LIO.
- 2) Real Property (RP) produces workbooks for assessors; uploads assessment data and executes validity checks. Prints assessment rolls and assessment notices for open book and board of reviews. Inputs manufacturing assessed values from the State for real estate, special charges, and creates electronic files of statements of assessment for Towns. Receives tax rates from taxing districts to compute real property tax statements and tax rolls. See table below for 2025 data by municipality. RP handled the statewide change of removal of Personal Property from the assessment and tax system.
- 3) Continue to serve on County Broadband Taskforce. LIO maintains a dynamic, user-friendly analysis tool via Web Mapping to display tower and route mapping for broadband development and the decision making process, available for public use. Partnered with Economic Development, County IT, Emergency Management, and County contractor for Broadband Analysis.
- 4) Continue maintenance of the Master Street Address Guide (MSAG). Assist the Sheriff's Department and the NewWorld 911 CAD vendor in updates for their system. LIO Staff remains available for GIS assistance in search and rescue operations.
- 5) Continue participation in Wisconsin NextGEN 9-1-1 system. Oneida County went live in 2023, but continues to work with other Wisconsin counties, both assisting and working together towards a successful implementation state-wide. NG9-1-1 enables the transfer of 9-1-1 calls between geographically dispersed Public Safety Answering Points (PSAPs), increases sharing of data and resources to improve emergency response times and create greater visibility within emergency incidents (including video from public-safety systems, video and images from citizens, and texts to and from citizens).
- 6) Maintain the Online Web Mapping application and all layers associated, including but not limited to public & private named roads, hydrology, parcels, trails, building centroids and outlines, zoning, voting, soils, DNR wetland inventory, site addresses, flood plain, municipal Township boundaries, GPS control & public land survey corners (PLSS), police/fire/ambulance zones, school districts, digital aerial photography, elevation, contours.
- 7) Administer the Tax Delinquent Land Sales process, including monitoring the effects of Statute 75.36 (2m), stating that the County must distribute (to the most recent landowner, prior to the tax deed) the surplus proceeds from the sale after delinquent taxes, interest, penalties, cost for time and labor of County employees to take care of and sell the property. This payment must be held for one year after the sale. In 2025, LIO staff completed 20 county land sales consisting of 14 tax delinquent properties and 6 excess county lands along roads.
- 8) Update countywide zoning maps and assist Planning & Zoning with special GIS mapping requests and land division reviews. Assist with mapping the non-metallic mining GIS inventory dataset.
- 9) Provide mapping assistance to Land Conservation for aquatic and terrestrial invasive species mapping. Maintain field collected data in web based mapping applications, for new requirements of Land Conservation departments.
- 10) Assist Forestry Department and Snowmobile Clubs with updating route locations and the ability to reference routes to landowner use-agreements. Continuously work with Forestry for software upgrades and data management.
- 11) Annual participation in the Wisconsin Land Information Program (WLIP), which generates approximately \$100,000 each year from part of the Register of Deeds recording fees; County was awarded a 2025 Strategic Initiative grant of \$10,000 that must be used for land records modernization.
- 12) Maintain a Sex Offender GIS Mapping application to assist the County Committee created in regards to state statute § 980, Sexually Violent Persons. LIO Director serves on the Committee responsible for placement of potential released individuals.



- 13) Maintain and provide assistance to Highway Department staff for the Sign & Data Inventory GIS Mapping application. This app assists Highway Department staff with tracking county highway signs, culverts, and guard rails. It allows users to document broken signs with photos and replacement dates; track paving history and length for roads, and check sizes and status of culverts digitally.

2025 REAL PROPERTY LISTING TAX SUMMARY

Municipality	Equalized Ratio %	Real Estate Bills	Real Estate Parcels	Equalized Value	Net Real Estate Tax
Cassian (CA)	61.78	2440	2796	\$432,354,700	\$3,562,863.79
Crescent (CR)	61.24	1930	2088	\$444,896,300	\$4,058,967.08
Enterprise (EN)	96.84	839	1409	\$164,439,000	\$869,625.05
Hazelhurst (HA)	62.12	2189	2351	\$650,805,800	\$3,105,405.13
Lk Tomahawk (LT)	89.42	1665	2239	\$440,996,900	\$2,461,067.89
Little Rice (LR)	100.28	1014	1853	\$137,089,500	\$987,665.85
Lynne (LY)	70.17	499	1479	\$64,419,800	\$607,474.08
Minocqua (MI)	56.19	9495	10617	\$3,415,834,400	\$17,690,375.72
Monico (MO)	58.89	1221	1270	\$51,385,600	\$315,648.60
Newbold (NE)	66.25	3638	4600	\$853,439,100	\$6,968,681.64
Nokomis (NO)	80.96	2028	2315	\$567,423,500	\$3,852,588.86
Pelican (PE)	64.79	2957	3154	\$504,369,100	\$4,341,730.67
Piehl (PI)	93.26	603	705	\$26,346,200	\$144,504.87
Pine Lake (PL)	61.15	2450	2588	\$526,800,500	\$5,101,869.75
Rhineland (RH)	58.97	3590	4005	\$989,002,700	\$14,397,451.46
Schoepke (SC)	56.54	1367	1456	\$231,049,400	\$1,263,300.01
Stella (ST)	59.45	1121	1168	\$144,253,300	\$1,231,432.06
Sugar Camp (SU)	58.59	3016	3450	\$723,607,400	\$4,135,551.81
Three Lakes (TL)	53.26	5404	6071	\$1,936,081,700	\$12,951,153.73
Woodboro (WB)	60.40	1240	1593	\$309,398,000	\$2,535,657.51
Woodruff (WR)	98.31	2552	3101	\$702,767,000	\$5,401,426.96
Total 2025		51,148	60,308	\$13,316,759,900	\$95,984,442.52

2017 - 2025 LIO SUMMARY OF ACTIVITIES

Year	Real Property / Parcel Mapping / GIS					Addressing / GIS		County Surveyor / GIS / Parcel Mapping		
	CSMs Reviewed	Plats/ Condos Reviewed	Recorded Documents Reviewed	Tax Parcels Changed (Ascent Data)	Tax Parcels Changed (GIS Edits)	Site Addresses Assigned/ Changed	New or Changed Roads	PLSS Corner GPS Updated	PLSS Corner Remonument	Survey Maps Indexed
2017	120	8	4,188	6,452	1,801	170/49	11	70	172	311
2018	138	7	4,314	6,567	2,880	201/81	12	157	170	267
2019	119	6	4,280	6,852	797	225/224	23	97	132	255
2020	144	11	4,580	7,813	1,750	277/184	33	79	108	230
2021	154	14	5,256	10,349	1,748	407/30	9	51	54	286
2022	166	12	4,518	8,615	1,346	285/165	6	89	141	344
2023	118	5	4,278	6,437	1,406	337/53	3	86	93	266
2024	166	10	4,186	7,028	1,813	318/158	20	17	55	330
2025	132	9	4,298	5,926	1,187	344/104	25	84	103	283

Below is a timeline, and interesting assessment, of the significant modernization efforts that Oneida County has achieved since the Wisconsin Land Information Program in 1989.

1989	County Acquired first county wide leaf off photography, film based
1990	Created Land Information Office
1991	Created WLIP Land Modernization Plan, started work on a digital base map; participated in LOCALIS state work group, assisted with re-districting
1992	Obtained first WLIP grant to create and complete a digital base map; worked with DOT on HARN control stations
1993	Start using GPS on PLSS, GPS and maintenance of basemap data continues each year
1994	Implemented a countywide change to the real property listing/tax billing process and created an integrated parcel database
1995	Continue GPS – real property listing, parcel splits, etc.
1996	Completed a digital soils layer
1997	WLIP address mapping grant to create an address point layer; Implemented E911
1998	Implemented ROD Imaging and an electronic tract index system
1999	Ensured land records systems were Y2K compliant; updated basemap info
2000	Changed from a town based assignment of addresses to a countywide addressing and road naming process; assisted with redistricting; launched 'Parcel Vantage' a parcel viewer on Intranet
2001	Scanned ROD plats and CSMs
2002	Scanned all county survey maps and PLSS forms
2003	Began the first countywide parcel mapping project – ended in 2009; back scanned deeds of current tax parcels
2004	Implement a Web mapping application; included tax data in searchable form including names on Internet
2005	Converted to Geodatabase; acquired first ever 'Color' countywide leaf off Digital orthophotography
2006	Merged the Real Property Listers office with the Land Information Office
2007	Converted GIS dataset to ArcSDE, Geodatabase
2008	Land Information Office assigned the duties for sales of tax foreclosed and County owned Real Estate Transactions
2009	Completed Generation 1 of the countywide parcel mapping, maintenance continues
2010	Created Internet site to access survey and other static maps, acquired new countywide digital imagery; assisted with Comp Planning
2011	Assist with redistricting and creation of Nokomis Lake District
2012	Revised snowmobile trails and linked parcels to snowmobile use agreements; develop LiDAR contract
2013	Began LiDAR project, the first high accuracy elevation survey for the county; ROD migration to new system
2014	AIS mapping; completed LiDAR project, ROD redaction project completed
2015	GIS Server and ArcGIS upgrades; acquired new countywide digital imagery; created new mapping apps; completed ROD document scanning back to 1887
2016	186 PLSS corners were remonumented and/or geodetically positioned; assisted Squash Lake District formation, launched new advanced web mapping One-View, implemented ROD e-recording, scanned historic survey notes
2017	Updated snowmobile trails, created trail app, back scanned sanitary permits, 240 PLSS corners were remonumented, ROD web access to documents
2018	Implemented new highly integrated, easy to use web tax, permit, deed and map application; started process to move land records off AS400, implemented ROD credit card purchase for documents
2019	Acquired new countywide digital imagery; ROD implemented WCI, the new document management system; selected vendor for new Real Property/Tax Application system; highway sign inventory
2020	Implement new Ascent Land Records Suite for Real Property/Tax Application system; updated planimetric mapping from 2019 imagery and impervious surfaces; assisted COVID response plan and mapping application.
2021	Updated GIS servers and ArcSDE environment; updated Sheriff's Department's GIS environment for NewWorld CAD.
2022	Updated Web Mapping application; Created Broadband Mapping application; continued NextGen 9-1-1 involvement, uploaded GIS Addressing, Road Centerline, and County boundary data into State systems.
2023	Resurrected Trails project with area Chambers of Commerce. Contracted for 2024 Aerial Photography. Continued strong participation in Broadband Mapping and NextGen 911 projects.
2024	Received and manipulated 2022 LiDAR data, for posting updated 1-foot contours to public GIS Mapping application. Completed contract flight of 2024 for new countywide aerial imagery. Continued strong participation in Broadband Mapping and NextGen 911 projects. Created sex offender database and mapping application for County staff to use to adhere to § 980. Created Highway Sign & Data Inventory mapping application.
2025	Successful transition to ArcPro mapping program, from older ArcMap suite. Real Property management of Act 235 (Judicial Privacy Act) compliance through Ascent Land Records, cooperating with departments that utilize our data and documenting procedures.