

Lake Geneva City Treasurer
626 Geneva St
Lake Geneva, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2015
REAL ESTATE**

NELSON, BRIAN J
PEI WANG

**Parcel Number: ZLM 00039
Bill Number: 162334**

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.

**Location of Property/Legal Description
1640 LAKE SHORE DR**

LOTS 7 & 8 BLK 18 LAKE GENEVA MANOR (TRACT #17)
CITY OF LAKE GENEVA
0.316 ACRES

162334/ZLM 00039
BRIAN J NELSON
PEI WANG
21605 N TIFFANY CT
KILDEER IL 60047

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,245,000	ASSESSED VALUE IMPROVEMENTS 713,000	TOTAL ASSESSED VALUE 1,958,000	AVERAGE ASSMT. RATIO 0.978021359	NET ASSESSED VALUE RATE 0.02237605 <small>(Does NOT reflect credits)</small>	NET PROPERTY TAX 43731.10
ESTIMATED FAIR MARKET VALUE LAND 1,273,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 729,000	TOTAL ESTIMATED FAIR MARKET VALUE 2,002,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4,481.93	
TAXING JURISDICTION	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2014 NET TAX	2015 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	332.81	342.87	3.0%
WALWORTH COUNTY	201,319	208,100	9,029.66	9,272.09	2.7%
City of Lake Geneva	815,125	874,696	11,323.04	11,826.17	4.4%
Sch Lake Geneva J 1	4,645,055	4,090,652	11,554.66	12,236.12	5.9%
UHS LG-Genoa City	557,354	490,264	9,030.82	8,529.10	-5.6%
Gateway Technical	214,089	1,178,829	1,510.66	1,605.96	6.3%
TOTAL	6,432,942	6,842,541	42,781.65	43,812.31	2.4%
FIRST DOLLAR CREDIT			-80.92	-81.21	0.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			42,700.73	43,731.10	2.4%

TOTAL DUE: \$43,731.10
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2016
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	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$21,865.56 BY JANUARY 31, 2016 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZLM 00039 NELSON, BRIAN J BILL NUMBER: 162334	PAY 2ND INSTALLMENT OF: \$21,865.54 BY JULY 31, 2016 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WALWORTH COUNTY TREASURER 100 W WALWORTH PO BOX 1001 ELKHORN, WI 53121 PIN# ZLM 00039 NELSON, BRIAN J BILL NUMBER: 162334	PAY FULL AMOUNT OF: \$43,731.10 BY JANUARY 31, 2016 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: LAKE GENEVA CITY TREASURER 626 GENEVA ST LAKE GENEVA, WI 53147 PIN# ZLM 00039 NELSON, BRIAN J BILL NUMBER: 162334
--	--	--