

Troy Town Clerk/Treasurer
N8870 Briggs St
East Troy, WI 53120

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2016
REAL ESTATE**

RYALL, JOHN L

Parcel Number: LT 00012

Bill Number: 232693

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

LOT 12 UNRECORDED PLAT OF TIMBER LAKE, RECORDED
IN VOL 245 RECORDS PG 640 W.C.R 6.5539 A.
8.030 ACRES

232693/LT 00012

**JOHN L RYALL
N9401 ISLAND DR
MUKWONAGO WI 53149**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 175,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 175,800	AVERAGE ASSMT. RATIO 0.991738978	NET ASSESSED VALUE RATE 0.01600521 (Does NOT reflect credits)	NET PROPERTY TAX 2813.73																																																																		
ESTIMATED FAIR MARKET VALUE LAND 177,300	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 177,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 336.10	Other Special Assessments 267.00																																																																		
<table><tr><td>TAXING JURISDICTION</td><td>2015 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2016 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2015 NET TAX</td><td>2016 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>29.81</td><td>30.04</td><td>0.8%</td></tr><tr><td>WALWORTH COUNTY</td><td>47,258</td><td>46,215</td><td>843.80</td><td>831.27</td><td>-1.5%</td></tr><tr><td>Town of Troy</td><td>119,771</td><td>119,771</td><td>425.56</td><td>430.77</td><td>1.2%</td></tr><tr><td>Sch East Troy Comm.</td><td>789,361</td><td>895,759</td><td>1,409.38</td><td>1,379.55</td><td>-2.1%</td></tr><tr><td>Gateway Technical</td><td>267,704</td><td>294,999</td><td>139.64</td><td>142.10</td><td>1.8%</td></tr><tr><td>PABST LK DIST</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>TOTAL</td><td>1,224,094</td><td>1,356,744</td><td>2,848.19</td><td>2,813.73</td><td>-1.2%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>2,848.19</td><td>2,813.73</td><td>-1.2%</td></tr></table>						TAXING JURISDICTION	2015 EST. STATE AIDS ALLOCATED TAX DIST.	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2015 NET TAX	2016 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	29.81	30.04	0.8%	WALWORTH COUNTY	47,258	46,215	843.80	831.27	-1.5%	Town of Troy	119,771	119,771	425.56	430.77	1.2%	Sch East Troy Comm.	789,361	895,759	1,409.38	1,379.55	-2.1%	Gateway Technical	267,704	294,999	139.64	142.10	1.8%	PABST LK DIST	0	0	0.00	0.00		TOTAL	1,224,094	1,356,744	2,848.19	2,813.73	-1.2%	FIRST DOLLAR CREDIT			0.00	0.00	0.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			2,848.19	2,813.73	-1.2%
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TOTAL DUE: \$3,080.73 FOR FULL PAYMENT PAY BY: JANUARY 31, 2017 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
East Troy Community Schools	19,659	14.59	2036				
East Troy Community Schools	200,982	149.12	2036				

PAY 1ST INSTALLMENT OF: \$1,673.87

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TROY TOWN CLERK/TREASURER
N8870 BRIGGS ST
EAST TROY, WI 53120**

**PIN# LT 00012
RYALL, JOHN L
BILL NUMBER: 232693**

PAY 2ND INSTALLMENT OF: \$1,406.86

BY JULY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**WALWORTH COUNTY TREASURER
100 W WALWORTH
PO BOX 1001
ELKHORN, WI 53121**

**PIN# LT 00012
RYALL, JOHN L
BILL NUMBER: 232693**

PAY FULL AMOUNT OF: \$3,080.73

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**TROY TOWN CLERK/TREASURER
N8870 BRIGGS ST
EAST TROY, WI 53120**

**PIN# LT 00012
RYALL, JOHN L
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INCLUDE THIS STUB WITH YOUR PAYMENT

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