

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

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

KOKO HOLDINGS LLC

Parcel Number: ZA199500001

Bill Number: 257602

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

1251 WELLS ST

LOT 1 CERTIFIED SURVEY NO 1995 AS RECORDED IN VOL 9 OF C.S. ON PAGE 268 WCR. LOCATED IN SW 1/4 SEC 6 T1N R18E 1.06 A. CITY OF LAKE GENEVA ANNEXED TO CITY UNDER #798119 OMITTS MA1995-1

0.925 ACRES

257602/ZA199500001

**KOKO HOLDINGS LLC
1251 WELLS ST
LAKE GENEVA WI 53147**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 100,000	ASSESSED VALUE IMPROVEMENTS 632,300	TOTAL ASSESSED VALUE 732,300	AVERAGE ASSMT. RATIO 1.001471453	NET ASSESSED VALUE RATE 0.02128055 (Does NOT reflect credits)	NET PROPERTY TAX 15503.35
ESTIMATED FAIR MARKET VALUE LAND 99,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 631,400	TOTAL ESTIMATED FAIR MARKET VALUE 731,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,568.51	
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	128.23	124.30	-3.1%
WALWORTH COUNTY	208,100	216,058	3,467.80	3,288.18	-5.2%
City of Lake Geneva	874,696	772,856	4,423.03	4,364.76	-1.3%
Sch Lake Geneva J 1	4,090,652	4,195,047	4,576.36	4,368.08	-4.6%
UHS LG-Genoa City	490,264	825,442	3,189.91	2,850.38	-10.6%
Gateway Technical	1,178,829	1,379,130	600.63	588.03	-2.1%
TOTAL	6,842,541	7,388,533	16,385.96	15,583.73	-4.9%
FIRST DOLLAR CREDIT			-81.21	-80.38	-1.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			16,304.75	15,503.35	-4.9%

TOTAL DUE: \$15,503.35
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

PAY 1ST INSTALLMENT OF: \$7,751.68

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147**

**PIN# ZA199500001
KOKO HOLDINGS LLC
BILL NUMBER: 257602**

PAY 2ND INSTALLMENT OF: \$7,751.67

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# ZA199500001
KOKO HOLDINGS LLC
BILL NUMBER: 257602**

PAY FULL AMOUNT OF: \$15,503.35

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147**

**PIN# ZA199500001
KOKO HOLDINGS LLC
BILL NUMBER: 257602**


INCLUDE THIS STUB WITH YOUR PAYMENT


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INCLUDE THIS STUB WITH YOUR PAYMENT