

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

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

FORTUNEE F MASSUDA TRUST

Parcel Number: ZCNQ 00002

Bill Number: 258268

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
880 S LAKE SHORE DR

UNIT 2C STONE MANOR CONDO. AS RECORDED IN VOL 223 RECORDS PG 114 WCR. AMENDED & RESTATED CONDO PLAT UNDER DOC. #308327. CHANGING NAME TO STONE MANOR CONDO. ALSO UNDIVIDED 9.09% INTEREST IN COMMON ELEMENT. CITY OF LAKE GENEVA
0.000 ACRES

258268/ZCNQ 00002

FORTUNEE F MASSUDA TRUST
1644 E 53RD ST
CHICAGO IL 60615

Please inform treasurer of address changes.

ASSESSED VALUE LAND 900,000	ASSESSED VALUE IMPROVEMENTS 257,600	TOTAL ASSESSED VALUE 1,157,600	AVERAGE ASSMT. RATIO 1.001471453	NET ASSESSED VALUE RATE 0.02128055 (Does NOT reflect credits)	NET PROPERTY TAX 24553.98
ESTIMATED FAIR MARKET VALUE LAND 898,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 257,200	TOTAL ESTIMATED FAIR MARKET VALUE 1,155,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 2,479.46	
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	202.71	196.50	-3.1%
WALWORTH COUNTY	208,100	216,058	5,481.80	5,197.86	-5.2%
City of Lake Geneva	874,696	772,856	6,991.81	6,899.70	-1.3%
Sch Lake Geneva J 1	4,090,652	4,195,047	7,234.18	6,904.95	-4.6%
UHS LG-Genoa City	490,264	825,442	5,042.54	4,505.80	-10.6%
Gateway Technical	1,178,829	1,379,130	949.47	929.55	-2.1%
TOTAL	6,842,541	7,388,533	25,902.51	24,634.36	-4.9%
FIRST DOLLAR CREDIT			-81.21	-80.38	-1.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			25,821.30	24,553.98	-4.9%

TOTAL DUE: \$24,553.98
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: \$12,276.99

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZCNQ 00002

FORTUNEE F MASSUDA TRUST
BILL NUMBER: 258268

PAY 2ND INSTALLMENT OF: \$12,276.99

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# ZCNQ 00002

FORTUNEE F MASSUDA TRUST
BILL NUMBER: 258268

PAY FULL AMOUNT OF: \$24,553.98

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZCNQ 00002

FORTUNEE F MASSUDA TRUST
BILL NUMBER: 258268


INCLUDE THIS STUB WITH YOUR PAYMENT


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