

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

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

415 CASS STREET LLC

**Parcel Number: ZNB 00001
Bill Number: 260141**


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
415 CASS ST**

LOTS 1 & 2 NEWBERRY'S SUB CITY OF LAKE GENEVA
0.610 ACRES

260141/ZNB 00001
415 CASS STREET LLC
103 MARK CT
NORTH PRAIRIE WI 53153

Please inform treasurer of address changes.

ASSESSED VALUE LAND 124,400	ASSESSED VALUE IMPROVEMENTS 475,800	TOTAL ASSESSED VALUE 600,200	AVERAGE ASSMT. RATIO 1.001471453	NET ASSESSED VALUE RATE 0.02128055 (Does NOT reflect credits)	NET PROPERTY TAX 12692.20 Delinquent Water 85.65 Delinquent Sewer 74.65 Weed Control 161.25 Other-Special Charge 40.00
ESTIMATED FAIR MARKET VALUE LAND 124,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 475,100	TOTAL ESTIMATED FAIR MARKET VALUE 599,300	 A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 1,285.57	
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	105.10	101.88	-3.1%
WALWORTH COUNTY	208,100	216,058	2,842.24	2,695.02	-5.2%
City of Lake Geneva	874,696	772,856	3,625.16	3,577.40	-1.3%
Sch Lake Geneva J 1	4,090,652	4,195,047	3,750.83	3,580.13	-4.6%
UHS LG-Genoa City	490,264	825,442	2,614.48	2,336.19	-10.6%
Gateway Technical	1,178,829	1,379,130	492.29	481.96	-2.1%
TOTAL	6,842,541	7,388,533	13,430.10	12,772.58	-4.9%
FIRST DOLLAR CREDIT			-81.21	-80.38	-1.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			13,348.89	12,692.20	-4.9%

TOTAL DUE: \$13,053.75
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: \$6,707.65

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

**PIN# ZNB 00001
415 CASS STREET LLC
BILL NUMBER: 260141**

PAY 2ND INSTALLMENT OF: \$6,346.10

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# ZNB 00001
415 CASS STREET LLC
BILL NUMBER: 260141**

PAY FULL AMOUNT OF: \$13,053.75

BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

**PIN# ZNB 00001
415 CASS STREET LLC
BILL NUMBER: 260141**


INCLUDE THIS STUB WITH YOUR PAYMENT


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