

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

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

FAGAN, JAMES S
ROSEMARIE FAGAN

Parcel Number: ZOK 00005H
Bill Number: 260173

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

UNIT H BUILDING 5 THE OAKS OF GENEVA EAST
CONDOMINIUM AS RECORDED UNDER DOCUMENT NO.
250408 WCR. LOCATED IN NE 1/4 SW 1/4 & NW 1/4 SE 1/4
SECTION 31 T2N R18E & AMENDED & RESTATED UNDER
DOC. #302720. CITY OF LAKE GENEVA OMITTS ZGE-7, 9 & 10
(OMITS ZOK-20)

0.000 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 24,000	ASSESSED VALUE IMPROVEMENTS 94,300	TOTAL ASSESSED VALUE 118,300	AVERAGE ASSMT. RATIO 1.001471453	NET ASSESSED VALUE RATE 0.02128055 (Does NOT reflect credits)	NET PROPERTY TAX 2437.10																																																																		
ESTIMATED FAIR MARKET VALUE LAND 24,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 94,200	TOTAL ESTIMATED FAIR MARKET VALUE 118,200	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 253.39																																																																			
<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>20.72</td><td>20.08</td><td>-3.1%</td></tr><tr><td>WALWORTH COUNTY</td><td>208,100</td><td>216,058</td><td>560.21</td><td>531.19</td><td>-5.2%</td></tr><tr><td>City of Lake Geneva</td><td>874,696</td><td>772,856</td><td>714.52</td><td>705.11</td><td>-1.3%</td></tr><tr><td>Sch Lake Geneva J 1</td><td>4,090,652</td><td>4,195,047</td><td>739.29</td><td>705.65</td><td>-4.6%</td></tr><tr><td>UHS LG-Genoa City</td><td>490,264</td><td>825,442</td><td>515.32</td><td>460.46</td><td>-10.6%</td></tr><tr><td>Gateway Technical</td><td>1,178,829</td><td>1,379,130</td><td>97.03</td><td>94.99</td><td>-2.1%</td></tr><tr><td>TOTAL</td><td>6,842,541</td><td>7,388,533</td><td>2,647.09</td><td>2,517.48</td><td>-4.9%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-81.21</td><td>-80.38</td><td>-1.0%</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>2,565.88</td><td>2,437.10</td><td>-5.0%</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	20.72	20.08	-3.1%	WALWORTH COUNTY	208,100	216,058	560.21	531.19	-5.2%	City of Lake Geneva	874,696	772,856	714.52	705.11	-1.3%	Sch Lake Geneva J 1	4,090,652	4,195,047	739.29	705.65	-4.6%	UHS LG-Genoa City	490,264	825,442	515.32	460.46	-10.6%	Gateway Technical	1,178,829	1,379,130	97.03	94.99	-2.1%	TOTAL	6,842,541	7,388,533	2,647.09	2,517.48	-4.9%	FIRST DOLLAR CREDIT			-81.21	-80.38	-1.0%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			2,565.88	2,437.10	-5.0%
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<div>TOTAL DUE: \$2,437.10</div> <div>FOR FULL PAYMENT PAY BY: JANUARY 31, 2017</div> <div>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.</div>																																																																							

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: \$1,218.55
BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOK 00005H
FAGAN, JAMES S
BILL NUMBER: 260173

PAY 2ND INSTALLMENT OF: \$1,218.55
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# ZOK 00005H
FAGAN, JAMES S
BILL NUMBER: 260173

PAY FULL AMOUNT OF: \$2,437.10
BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOK 00005H
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INCLUDE THIS STUB WITH YOUR PAYMENT



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