

Linn Clerk-Treasurer
P.O. Box 130
Zenda, WI 53195-0130

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

BIG FANCY LLC

**Parcel Number: IBA 00007
Bill Number: 281915**

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
W3652 MAPLE LA**

LOT 7 BIRCHES SUB
0.000 ACRES

281915/IBA 00007
**BIG FANCY LLC
3004 SCENIC DR
AUSTIN TX 78703**

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,694,000	ASSESSED VALUE IMPROVEMENTS 773,500	TOTAL ASSESSED VALUE 2,467,500	AVERAGE ASSMT. RATIO 0.967360149	NET ASSESSED VALUE RATE 0.01531359 (Does NOT reflect credits)	NET PROPERTY TAX 37724.24 Garb/Recyl 162.50																																																																								
ESTIMATED FAIR MARKET VALUE LAND 1,751,200	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 799,600	TOTAL ESTIMATED FAIR MARKET VALUE 2,550,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 3,869.56																																																																									
<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>420.56</td><td>433.19</td><td>3.0%</td></tr><tr><td>WALWORTH COUNTY</td><td>289,032</td><td>290,576</td><td>11,902.93</td><td>11,988.22</td><td>0.7%</td></tr><tr><td>Town of Linn</td><td>219,695</td><td>213,465</td><td>3,500.33</td><td>3,491.76</td><td>-0.2%</td></tr><tr><td>UHS LG-Genoa City</td><td>368,663</td><td>600,188</td><td>10,630.36</td><td>10,111.73</td><td>-4.9%</td></tr><tr><td>Sch Linn J 4</td><td>74,462</td><td>86,763</td><td>9,726.96</td><td>9,654.80</td><td>-0.7%</td></tr><tr><td>Gateway Technical</td><td>1,637,282</td><td>1,854,785</td><td>1,969.85</td><td>2,049.24</td><td>4.0%</td></tr><tr><td>Linn Sanitary Dist.</td><td>0</td><td>0</td><td>56.42</td><td>57.34</td><td>1.6%</td></tr><tr><td>TOTAL</td><td>2,589,134</td><td>3,045,777</td><td>38,207.41</td><td>37,786.28</td><td>-1.1%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-63.89</td><td>-62.04</td><td>-2.9%</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>38,143.52</td><td>37,724.24</td><td>-1.1%</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	420.56	433.19	3.0%	WALWORTH COUNTY	289,032	290,576	11,902.93	11,988.22	0.7%	Town of Linn	219,695	213,465	3,500.33	3,491.76	-0.2%	UHS LG-Genoa City	368,663	600,188	10,630.36	10,111.73	-4.9%	Sch Linn J 4	74,462	86,763	9,726.96	9,654.80	-0.7%	Gateway Technical	1,637,282	1,854,785	1,969.85	2,049.24	4.0%	Linn Sanitary Dist.	0	0	56.42	57.34	1.6%	TOTAL	2,589,134	3,045,777	38,207.41	37,786.28	-1.1%	FIRST DOLLAR CREDIT			-63.89	-62.04	-2.9%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			38,143.52	37,724.24	-1.1%
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TOTAL DUE: \$37,886.74 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: \$19,024.62
BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**LINN CLERK-TREASURER
P.O. BOX 130
ZENDA, WI 53195-0130**

**PIN# IBA 00007
BIG FANCY LLC
BILL NUMBER: 281915**

PAY 2ND INSTALLMENT OF: \$18,862.12
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# IBA 00007
BIG FANCY LLC
BILL NUMBER: 281915**

PAY FULL AMOUNT OF: \$37,886.74
BY JANUARY 31, 2017

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

**LINN CLERK-TREASURER
P.O. BOX 130
ZENDA, WI 53195-0130**

**PIN# IBA 00007
BIG FANCY LLC
BILL NUMBER: 281915**


INCLUDE THIS STUB WITH YOUR PAYMENT


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