

GENOA CITY VILLAGE TREASURER
P.O. BOX 428
GENOA CITY, WI 53128

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2017
REAL ESTATE

FRANCHI, VIRGINIA L



Parcel Number: TOP 00031
Bill Number: 331011

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
123 FREEMAN ST

LOT 20 ORIGINAL PLAT VILLAGE OF GENOA CITY
0.250 ACRES

331011/TOP 00031
VIRGINIA L FRANCHI
123 FREEMAN ST
GENOA CITY WI 53128

Please inform treasurer of address changes.

ASSESSED VALUE LAND 24,000	ASSESSED VALUE IMPROVEMENTS 97,400	TOTAL ASSESSED VALUE 121,400	AVERAGE ASSMT. RATIO 1.022733557	NET ASSESSED VALUE RATE 0.02271283 (Does NOT reflect credits)	NET PROPERTY TAX 2532.46 Garb/Recyl 149.00
ESTIMATED FAIR MARKET VALUE LAND 23,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 95,200	TOTAL ESTIMATED FAIR MARKET VALUE 118,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 277.32	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	22.70	0.00	-100.0%
WALWORTH COUNTY	32,092	37,592	600.42	502.00	-16.4%
Village of Genoa City	242,682	262,043	1,129.93	1,008.89	-10.7%
Lake Geneva-Genoa City UHS	122,609	166,354	519.70	421.27	-18.9%
Genoa City J2 School Dist	2,367,422	2,545,132	836.53	728.80	-12.9%
Gateway Technical	204,852	182,788	107.38	96.37	-10.3%
TOTAL	2,969,657	3,193,909	3,216.66	2,757.33	-14.3%
FIRST DOLLAR CREDIT			-82.83	-81.77	-1.3%
LOTTERY AND GAMING CREDIT			-155.76	-143.10	-8.1%
NET PROPERTY TAX			2,978.07	2,532.46	-15.0%

TOTAL DUE: \$2,681.46
FOR FULL PAYMENT
PAY BY:
JANUARY 31, 2018
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
Genoa City J2 School Dist	116,369	73.70	2036				

PAY 1ST INSTALLMENT OF: \$1,343.69
BY JANUARY 31, 2018

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENOA CITY VILLAGE TREASURER
P.O. BOX 428
GENOA CITY, WI 53128

PIN# TOP 00031
FRANCHI, VIRGINIA L
BILL NUMBER: 331011

PAY 2ND INSTALLMENT OF: \$1,337.77
BY JULY 31, 2018

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WALWORTH COUNTY TREASURER
100 W WALWORTH
PO BOX 1001
ELKHORN, WI 53121

PIN# TOP 00031
FRANCHI, VIRGINIA L
BILL NUMBER: 331011

PAY FULL AMOUNT OF: \$2,681.46
BY JANUARY 31, 2018

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

GENOA CITY VILLAGE TREASURER
P.O. BOX 428
GENOA CITY, WI 53128

PIN# TOP 00031
FRANCHI, VIRGINIA L
BILL NUMBER: 331011



INCLUDE THIS STUB WITH YOUR PAYMENT



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