

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

WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2018
REAL ESTATE

FRANCHISE REALTY INTER STATE CORPORATION



Parcel Number: ZOP 00376
Bill Number: 395005

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
104 WELLS ST

PT RESERVATION AREA GENEVA VILLAGE (NOW CITY)
DESC AS COM AT IRON PIPE 319.52' S89D22'E FROM E LN
WILLOW STREET, N90D22'W 319.52', N0D27'E 127.59',
N34D29'W 95.16', N98D35'E 238.27', N87D35'E 0.63' TO BACK
CURVE ON SW EDGE OF HWY H, SE COR CURVE 95.17'
BEING ARC OF CURV

395005/ZOP 00376

FRANCHISE REALTY INTER STAT
C/O MCDONALD'S
1025 W EVERETT RD
LAKE FOREST IL 60045

Please inform treasurer of address changes.

ASSESSED VALUE LAND 573,900		ASSESSED VALUE IMPROVEMENTS 716,600		TOTAL ASSESSED VALUE 1,290,500		AVERAGE ASSMT. RATIO 0.978782866		NET ASSESSED VALUE RATE 0.01977854 (Does NOT reflect credits)		1.330 ACRES NET PROPERTY TAX 25445.04																																																																	
ESTIMATED FAIR MARKET VALUE LAND 586,300		ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 732,100		TOTAL ESTIMATED FAIR MARKET VALUE 1,318,400		<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 2,830.92																																																																			
<table><tr><td>TAXING JURISDICTION</td><td>2017 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2018 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2017 NET TAX</td><td>2018 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>0.00</td><td>0.00</td><td></td></tr><tr><td>WALWORTH COUNTY</td><td>252,183</td><td>237,032</td><td>5,593.71</td><td>5,171.41</td><td>-7.5%</td></tr><tr><td>City of Lake Geneva</td><td>781,692</td><td>757,502</td><td>7,539.20</td><td>7,173.03</td><td>-4.9%</td></tr><tr><td>Lake Geneva J1 School Dist</td><td>3,975,047</td><td>3,827,458</td><td>7,919.95</td><td>7,523.97</td><td>-5.0%</td></tr><tr><td>Lake Geneva-Genoa City UHS</td><td>1,115,956</td><td>1,104,975</td><td>4,714.28</td><td>4,592.86</td><td>-2.6%</td></tr><tr><td>Gateway Technical</td><td>1,226,202</td><td>1,264,339</td><td>1,073.84</td><td>1,062.95</td><td>-1.0%</td></tr><tr><td>TOTAL</td><td>7,351,080</td><td>7,191,306</td><td>26,840.98</td><td>25,524.22</td><td>-4.9%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-80.27</td><td>-79.18</td><td>-1.4%</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>26,760.71</td><td>25,445.04</td><td>-4.9%</td></tr></table>											TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	0.00	0.00		WALWORTH COUNTY	252,183	237,032	5,593.71	5,171.41	-7.5%	City of Lake Geneva	781,692	757,502	7,539.20	7,173.03	-4.9%	Lake Geneva J1 School Dist	3,975,047	3,827,458	7,919.95	7,523.97	-5.0%	Lake Geneva-Genoa City UHS	1,115,956	1,104,975	4,714.28	4,592.86	-2.6%	Gateway Technical	1,226,202	1,264,339	1,073.84	1,062.95	-1.0%	TOTAL	7,351,080	7,191,306	26,840.98	25,524.22	-4.9%	FIRST DOLLAR CREDIT			-80.27	-79.18	-1.4%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			26,760.71	25,445.04
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TOTAL DUE: \$25,445.04 FOR FULL PAYMENT PAY BY: JANUARY 31, 2019 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: \$12,722.52

BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00376

FRANCHISE REALTY INTER STATE CORPORATION
BILL NUMBER: 395005

PAY 2ND INSTALLMENT OF: \$12,722.52

BY JULY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00376

FRANCHISE REALTY INTER STATE CORPORATION
BILL NUMBER: 395005

PAY FULL AMOUNT OF: \$25,445.04

BY JANUARY 31, 2019

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZOP 00376

FRANCHISE REALTY INTER STATE CORPORATION
BILL NUMBER: 395005



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT