

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

WALWORTH COUNTY - STATE OF WISCONSIN  
PROPERTY TAX BILL FOR 2020  
REAL ESTATE

CDS INVESTMENTS LLC

Parcel Number: ZLM 00048  
Bill Number: 506194

**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**  
1550 LAKE SHORE DR

LOT 3 BLK 19 LAKE GENEVA MANOR (TRACT #17) CITY OF LAKE GENEVA

0.160 ACRES

506194/ZLM 00048  
CDS INVESTMENTS LLC  
911 MASON LN  
LAKE IN THE HILLS IL 60156

Please inform treasurer of address changes.

ASSESSED VALUE LAND 1,254,000	ASSESSED VALUE IMPROVEMENTS 96,000	TOTAL ASSESSED VALUE 1,350,000	AVERAGE ASSMT. RATIO 0.999429656	NET ASSESSED VALUE RATE 0.01726688 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 23241.55
ESTIMATED FAIR MARKET VALUE LAND 1,254,700	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 96,100	TOTAL ESTIMATED FAIR MARKET VALUE 1,350,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 2,615.25	
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WALWORTH COUNTY	269,851	262,401	7,365.83	4,861.08	-34.0%
City of Lake Geneva	821,145	812,675	10,049.78	6,916.03	-31.2%
Lake Geneva J1 School Dist	4,138,281	4,538,957	10,175.54	6,392.97	-37.2%
Lake Geneva-Genoa City UHS	1,085,433	955,885	6,583.43	4,062.00	-38.3%
Gateway Technical	1,317,278	1,260,071	1,557.79	1,078.21	-30.8%
<b>TOTAL</b>	<b>7,631,988</b>	<b>7,829,989</b>	<b>35,732.37</b>	<b>23,310.29</b>	<b>-34.8%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-75.11</b>	<b>-68.74</b>	<b>-8.5%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>35,657.26</b>	<b>23,241.55</b>	<b>-34.8%</b>

**TOTAL DUE: \$23,241.55**

FOR FULL PAYMENT  
PAY BY:  
JANUARY 31, 2021

**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
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PAY 1ST INSTALLMENT OF: \$11,620.78

BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZLM 00048  
CDS INVESTMENTS LLC  
BILL NUMBER: 506194

PAY 2ND INSTALLMENT OF: \$11,620.77

BY JULY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZLM 00048  
CDS INVESTMENTS LLC  
BILL NUMBER: 506194

PAY FULL AMOUNT OF: \$23,241.55

BY JANUARY 31, 2021

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

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

PIN# ZLM 00048  
CDS INVESTMENTS LLC  
BILL NUMBER: 506194



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT