

ELKHORN CITY TREASURER  
P.O. BOX 920  
ELKHORN, WI 53121-0920

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

AMERICAN HOMES 4 RENT PROPERTIES THREE LLC



Parcel Number: YPI 00002  
Bill Number: 514161

**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**  
1005 E PINECREST LN

LOT 2 THE PINES AS RECORDED IN CAB C SLIDE 44 WCR.  
LOCATED IN SE 1/4 & SW 1/4 SEC 5 T2N R17E 12608 SQ FT  
CITY OF ELKHORN OMITS YV SE-21  
0.289 ACRES

514161/YPI 00002

AMERICAN HOMES 4 RENT PROPE  
280 PILOT RD  
STE 200-AM  
LAS VEGAS NV 89119

Please inform treasurer of address changes.

ASSESSED VALUE LAND 30,700	ASSESSED VALUE IMPROVEMENTS 194,000	TOTAL ASSESSED VALUE 224,700	AVERAGE ASSMT. RATIO 0.975674617	NET ASSESSED VALUE RATE 0.02017509 (Does NOT reflect credits)	NET PROPERTY TAX 4469.55
ESTIMATED FAIR MARKET VALUE LAND 31,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 198,800	TOTAL ESTIMATED FAIR MARKET VALUE 230,300	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 370.33	
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	148,681	152,585	823.08	829.05	0.7%
City of Elkhorn	993,281	1,070,651	1,535.16	1,821.97	18.7%
Elkhorn Area School District	7,007,675	7,757,064	1,683.28	1,698.44	0.9%
Gateway Technical	725,786	732,728	174.07	183.89	5.6%
Wal Cty Metro Sewer	0	0	0.00	0.00	
<b>TOTAL</b>	<b>8,875,423</b>	<b>9,713,028</b>	<b>4,215.59</b>	<b>4,533.35</b>	<b>7.5%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>-67.01</b>	<b>-63.80</b>	<b>-4.8%</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>4,148.58</b>	<b>4,469.55</b>	<b>7.7%</b>

**TOTAL DUE: \$4,469.55**  
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
Elkhorn Area School District	489,838	126.67	2036				
Elkhorn Area School District	0	0.00	2030				
Elkhorn Area School District	619,684	160.25	2032				

PAY 1ST INSTALLMENT OF: \$2,234.78

BY JANUARY 31, 2021

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

MAKE CHECK PAYABLE AND MAIL TO:

ELKHORN CITY TREASURER  
P.O. BOX 920  
ELKHORN, WI 53121-0920

PIN# YPI 00002

AMERICAN HOMES 4 RENT PROPERTIES THREE LLC  
BILL NUMBER: 514161

PAY 2ND INSTALLMENT OF: \$2,234.77

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# YPI 00002

AMERICAN HOMES 4 RENT PROPERTIES THREE LLC  
BILL NUMBER: 514161

PAY FULL AMOUNT OF: \$4,469.55

BY JANUARY 31, 2021

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

MAKE CHECK PAYABLE AND MAIL TO:

ELKHORN CITY TREASURER  
P.O. BOX 920  
ELKHORN, WI 53121-0920

PIN# YPI 00002

AMERICAN HOMES 4 RENT PROPERTIES THREE LLC  
BILL NUMBER: 514161



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT